

**CITY OF DANA POINT  
PLANNING COMMISSION  
AGENDA REPORT**

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**DATE:**       **SEPTEMBER 13, 2021**

**TO:**           **DANA POINT PLANNING COMMISSION**

**FROM:**       **COMMUNITY DEVELOPMENT DEPARTMENT  
BRENDA WISNESKI, DIRECTOR OF COMMUNITY DEVELOPMENT  
BELINDA DEINES, PRINCIPAL PLANNER**

**SUBJECT:**   **COASTAL DEVELOPMENT PERMIT CDP21-0005 TO DEMOLISH A  
SINGLE-FAMILY DWELLING AND CONSTRUCT A 6,006 SQUARE-  
FOOT SINGLE-FAMILY DWELLING AND ATTACHED TWO-CAR  
GARAGE WITHIN THE RESIDENTIAL SINGLE FAMILY 4 (RSF 4)  
DISTRICT**

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**RECOMMENDATION:**   That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP21-0005.

**APPLICANT:**           Nicole and Nick Maroutsos, Property Owners

**REPRESENTATIVE:**   Rory Foubister, Architect

**REQUEST:**           Approval of a Coastal Development Permit to demolish a single-family dwelling and construct a new single-family dwelling and attached two-car garage located within the RSF 4 District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

**LOCATION:**           229 Monarch Bay Drive (APN 670-111-25)

**NOTICE:**           Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on September 3, 2021, published within a newspaper of general circulation on September 3, 2021, and posted on September 3, 2021, at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

**ENVIRONMENTAL:**   Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves construction of one single-family dwelling in a residential zone.

**ISSUES:**

- Project consistency with the Dana Point General Plan, Dana Point Zoning Code (DPZC) and Local Coastal Program (LCP);
- Project compatibility with and enhancement of the site and surrounding neighborhood; and
- Project satisfaction of all findings required pursuant to the DPZC and LCP for approval of a Coastal Development Permit (CDP).

**BACKGROUND:** The subject site is an 10,201 square-foot lot located within the Monarch Bay Homeowners Association, which consists of a built-out neighborhood of single-family dwellings. The site is improved with a 3,071 square-foot, one-story single-family dwelling and attached two-car garage built in 2004. All existing improvements will be demolished, and the existing structure is not identified as a historic resource.

The property is zoned “Residential Single Family 4” (RSF 4), identified in the City’s General Plan with a land use designation of “Residential 3.5-7 DU/AC,” and is located within the City’s Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

**DISCUSSION:** The project includes demolition of all existing structures, and construction of a new 6,006 square-foot, two-story single-family dwelling with a 504 square-foot attached two-car garage and 674 square feet of mechanical/storage area. The proposed structure consists of a street level upper story with four bedrooms, four bathrooms, an office, and an open concept living, dining, and kitchen area. The lower story, which is primarily subterranean, includes a living room, open courtyard, gym, music room, and mechanical/storage area. The proposed two-car garage meets the covered parking requirement for a single-family residence with four bedrooms and an office.

Development standards for this property are set forth in the City’s Zoning Code Chapter 9.09 (Residential Development Standards) specifically for the RSF 4 District. Table 1 summarizes applicable RSF 4 District zoning designation development standards and the project’s conformance with those requirements:

**Table 1: Compliance with RSF 4 Development Standards**

Development Standard	Requirement	Proposed	Compliant with Standard
Front Setback	20’ minimum	20’-6”	Yes
Side Setbacks	5’ minimum	5’; 5’	Yes
Height	24’ maximum	24’	Yes
Lot Coverage	45% maximum	39.9%	Yes

Landscape Coverage	25% minimum	25.5%	Yes
Parking Required	2 car garage	2 car garage	Yes

The applicant proposes a contemporary style with smooth gray stucco and white brick accented by metal roof overhangs, wood siding, and floor-to-ceiling windows and doors. New hardscape and landscape are proposed throughout the site, featuring a pool, exterior fire pit, and outdoor kitchen along the southwest facing rear. The proposed landscape plan will be subject to compliance with DPZC Chapter 9.55, Water Efficient Landscape Standards and Requirements, based on the total rehabilitated landscape area provided onsite. The color/material boards, color renderings, and architectural plans are attached as Supporting Documents 4 and 5.

The project, as designed, complies with all applicable development standards, including setbacks, parking, lot coverage, landscape area, and height limits. No deviations are requested.

#### Coastal Development Permit CDP21-0005

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, demolition of existing structures and construction of a new single-family dwelling on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires approval of a Coastal Development Permit (CDP). The project complies with all applicable provisions of the Dana Point Zoning Code as the project site is already developed and does not impact public access or Environmentally Sensitive Habitat Areas (ESHA).

Section 9.69.070 of the DPZC stipulates a minimum of seven (7) findings to approve a Coastal Development Permit, requiring that the project:

- 1. Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*
- 2. If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*
- 3. Conform with Public Resources Code Section 21000 and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*
- 4. Be sited and designed to prevent adverse impacts to environmentally sensitive*

*habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.*

5. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*
6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*
7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

The recommended findings for approval of the CDP are outlined in the draft Resolution No. 21-09-13-XX, attached to this report as Action Document 1.

**CORRESPONDENCE:** On May 24, 2021, the proposed project received approval from the Monarch Bay Association Architectural Control Committee. To date, no additional correspondence has been received.

**CONCLUSION:** Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. The project has been found to comply with all development standards, and staff recommends that the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit CDP21-0005 subject to the findings and conditions of approval contained therein.



Belinda Deines, Principal Planner



Brenda Wisneski, Director  
Community Development Department

**ATTACHMENTS:**

**Action Documents**

1. Draft Planning Commission Resolution No. 21-09-13-XX

**Supporting Documents**

2. Vicinity Map
3. Site Photos

4. Color and Material Sample Boards

5. Architectural Plans

**ACTION DOCUMENT 1: Draft Planning Commission Resolution No. 21-09-13-XX**

**RESOLUTION NO. 21-09-13-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP21-0005 TO DEMOLISH AN EXISTING 3,071 SQUARE-FOOT SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW 6,006 SQUARE-FOOT SINGLE-FAMILY DWELLING AND A 504 SQUARE-FOOT ATTACHED TWO-CAR GARAGE LOCATED WITHIN THE CITY'S COASTAL OVERLAY DISTRICT AT 229 MONARCH BAY DRIVE**

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Rory Foubister, (the "Representative") has filed an application on behalf of Nicole and Nick Maroutsos, ("Applicant"), the owners of real property commonly referred to as 229 Monarch Bay Drive (APN 670-111-25) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit to allow demolition and construction of a new single-family dwelling at the Property; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 - New Construction or Conversion of Small Structures) in that the application proposes the construction of one, new single-family dwelling; and

WHEREAS, the Planning Commission did, on the 13<sup>th</sup> day of September, 2021, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP21-0005.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A. That the above recitations are true and correct and incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP21-0005 subject to the following conditions of approval:

PLANNING COMMISSION RESOLUTION NO. 21-09-13-XX  
CDP21-0005  
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Findings:

Coastal Development Permit CDP21-0005

1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) **in that the site and architectural design of proposed improvements are found to comply with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property) and will further General Plan Urban Design Element Goal No. 2, which states that development should “*preserve the individual positive character and identity of the City’s communities*” by effecting new, aesthetically pleasing development of the subject property that is compatible and complimentary to surrounding structures.**
2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot zoned for residential use, located within a private, gated community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches and accordingly, the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.**
3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act - CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) **in that the project qualifies as Categorically Exempt from review under CEQA pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that the application proposes the construction of one new single-family dwelling.**
4. That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that the subject property is an already developed parcel containing no environmentally sensitive habitat area (ESHA) and accordingly, proposed improvements would**

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**not result in adverse impacts.**

5. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that the subject site is an already developed property located within an established area of residential uses with little to no natural landforms present and; in that the proposed development will be constructed in conformance with applicable regulations for flood and fire, minimizing undue risks from these or other hazards.**
6. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that the proposed project would construct a new single-family dwelling utilizing materials and methods that conform to the development and design standards of the Dana Point Zoning Code and result in development of the property in a manner that is complementary to surrounding development in terms of mass, size and scale.**
7. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs **in that the subject project has been reviewed by Planning and Building/Safety Division staff as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program Implementation Plan for the subject property). There are no adopted specific plans that apply to the subject property.**

Conditions:

Responsible Departments/Divisions:

PWE	Public Works and Engineering Department
CD	Community Development Department
PLN	Planning Division
BLD	Building Division

General:

1. Approval of this application permits demolition of all existing site improvements and the construction of a new 6,006 square-foot single-family dwelling and 504 square-foot attached two-car garage at 229 Monarch Bay Drive in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan,

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Local Coastal Program Implementation Plan and Zoning Code.

2. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.
3. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
4. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit, and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.
5. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
6. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the Applicant or the Applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding. The Applicant shall also reimburse the City

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for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

The Applicant, and their successors-in-interest, shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

7. The project shall meet all water quality requirements. (PWE)
8. The Applicant, or Applicant's agent(s), shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California, and Cox Communication Services for the provision of water, sewer, electric, cable television services. The Applicant is responsible to coordinate any potential conflicts or existing easements. (PWE)
9. The Applicant shall exercise special care during the construction phase of this project. The applicant shall provide erosion and sediment control. The erosion control measures shall be constructed prior to the start of any other grading operations. The applicant shall maintain the erosion and sediment control devices until the final approval for all permits. (PWE)
10. The Applicant, Applicant's agent(s), or successor-in-interest, shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. (PWE)

**Prior to Issuance of a Grading Permit:**

11. The Applicant, or Applicant's Agent(s), shall submit an application for a grading permit. The application shall include a grading plan, in compliance with City standards, for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements. (PWE)
12. The applicant shall submit a geotechnical report for review and approval by the Director of Public Works. This report shall, at a minimum, involve a discussion of the current development and an assessment of potential soil related constraints and geologic hazards such as slope instability, settlement, liquefaction, and/or related seismic impacts. The report shall also include an evaluation of potentially expansive soils and recommend construction procedures and/or design criteria to minimize the effect of these soils on the proposed development. All reports shall recommend appropriate mitigation measures and provide a statement of the feasibility or

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approval of the project from a geotechnical standpoint. All reports shall be completed in the manner specified by the City of Dana Point Municipal Code, the City of Dana Point Grading Manual, and Orange County Grading Manual. (PWE)

13. The project shall meet all water quality requirements including Low Impact Development (LID) implementation. (PWE)
14. A performance bond shall be required for the completion of all grading activities up to 100% of the proposed improvements. The grading and final improvements shall be constructed and approved by Director of Public Works, prior to the issuance of a Certificate of Occupancy. (PWE)
15. In accordance with the recommendations by the project structural engineer, the temporary shoring walls for lower level excavation and construction will require a separate submittal for review, approval and permitting. A separate application shall be made to the Community Development Department for the required temporary shoring walls. The submittals shall be in accordance with the latest Community Development requirements. (PWE)
16. All walls (temporary or permanent) required to be construction to facilitate the grading operations and establishment of the design PAD grades and rough grading certifications for both lower and upper levels shall be issued concurrently with the grading permit. This includes but not limited to temporary shoring walls, permanent shoring walls, property line masonry walls, or other structures as determined by the Director of Public Works. (PWE)
17. A separate performance bond shall be required for the construction and continued maintenance of any temporary shoring required to protect all neighboring property, improvements and/or structures. The performance bond may be to 100% of the proposed improvements and/or construction costs. The performance bond for shoring or temporary improvements shall be released by Director of Public Works, when protection of all neighboring improvements is no longer required due to grading or construction operations. (PWE)

**Prior to Issuance of a Building Permit:**

18. Building plan check submittal shall include two (2) sets of the following construction documents: building plans (4 sets), energy calculations, structural calculations, soils/geology report, and drainage plan. (BLD)
19. All documents prepared by a professional shall be wet-stamped and signed. (BLD)

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20. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of three (3) separate sets of building plans directly to the Orange County Fire Authority for review and approval. A fire sprinkler system or waiver is required from the Fire Chief. (BLD)
21. The Applicant, or Applicant's Agent(s), shall submit payment for all supplemental fees, including school, park, water, sewer, and other impact-related fees. (BLD)
22. The Applicant, or Applicant's agent(s), shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports. (PWE)
23. The Applicant, or Applicant's agent(s), shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project. (PWE)
24. The Applicant, or Applicant's agent(s), shall submit a rough grade certification from the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical engineer (the City's standard Geotechnical Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the recommendation of the project geotechnical report approved grading plan from a geotechnical standpoint. (PWE)
25. The applicant shall submit a certification from the Geotechnical Engineer of Record for the required temporary shoring construction for grading operations. The certification shall be submitted for review and approval by the City Engineer by separate submittal. The temporary structure certification by the geotechnical engineer shall approve the construction of temporary structures as being substantially completed in conformance with the recommendation of the project geotechnical report, all field observations, and any field modifications or additional recommendations required. The certification shall state the temporary structures are approved and suitable from a geotechnical standpoint. (PWE)
26. An as graded geotechnical report may be prepared by the project geotechnical consultant following grading of the subject site. The report should include the results of all field density testing, depth of reprocessing

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and recompaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report. (PWE)

27. The Applicant, or Applicant's Agent(s), shall submit a final Landscape and Irrigation Plan for review and approval by both the Public Works/Engineering Department and the Planning Division. The plan shall include all proposed and existing plant materials (location, type, size, and quantity), an irrigation plan (if irrigation is proposed), site plan and a copy of the entitlement conditions of approval. The plan shall be in substantial compliance with applicable provisions of the Zoning Code, the preliminary plans approved by the Planning Commission and further, recognize the principles of drought tolerant landscaping.
28. Prior to commencement of framing, the Applicant, or Applicant's Agent(s), shall submit a setback certification, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP21-0005. The City's standard "Setback Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed civil engineer/surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval. (CD)
29. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP21-0005. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval before release of final roof sheathing is granted. (CD)

**Prior to Issuance of a Certificate of Use and Occupancy:**

30. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual. (PWE)
31. A written approval by the Geotechnical Engineer of Record approving the grading as being in conformance with the approved grading plan from a

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- geotechnical standpoint. (PWE)
32. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved plans and which specifically approves construction for all engineered drainage devices and retaining walls. (PWE)
  33. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record. (PWE)
  34. All permanent best management practices, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record. (PWE)
  35. Public Works/Engineering Department final approval will be required for all permits. (PWE)
  36. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of landscaping, finish architecture/materials and compliance with any outstanding project conditions of approval. All landscaping of the subject property shall be installed (per plan) prior to final inspection by the Planning Division. (CD)

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 13<sup>th</sup> day of September, 2021 by the following vote, to wit:

AYES:

NOES:

ABSENT:

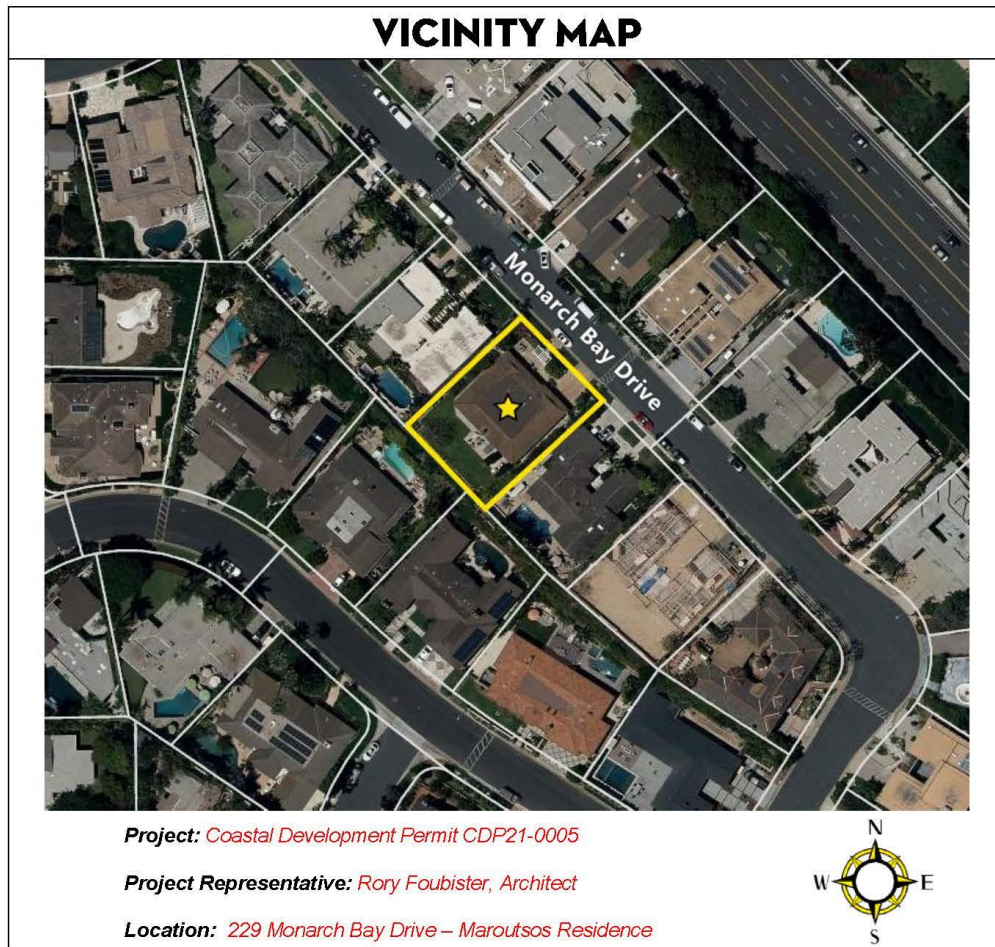
ABSTAIN:

\_\_\_\_\_  
Eric A. Nelson, Chairperson  
Planning Commission

ATTEST:

\_\_\_\_\_  
Brenda Wisneski, Director  
Community Development Department

**SUPPORTING DOCUMENT 2:** Vicinity Map



**SUPPORTING DOCUMENT 3:** Site Photos

ATTACHMENT



FRONT ELEVATION - PROJECT SITE



FRONT ELEVATION - PROJECT SITE



FRONT ELEVATION - ADJACENT PROPERTY, 227 MONARCH



FRONT ELEVATION - ADJACENT PROPERTY, 231 MONARCH



FRONT ELEVATION - ACROSS THE STREET, 228 MONARCH



FRONT ELEVATION - ACROSS THE STREET, 230 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 231 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 231 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 231 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 231 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 231 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 227 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 227 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 227 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 227 MONARCH



BACK ELEVATION - PROJECT SITE

**SUPPORTING DOCUMENT 4:** Color and Material Sample Boards

ATTACHMENT

# MAROUTSOS RESIDENCE

229 MONARCH BAY,  
DANA POINT,  
CALIFORNIA

08/03/21



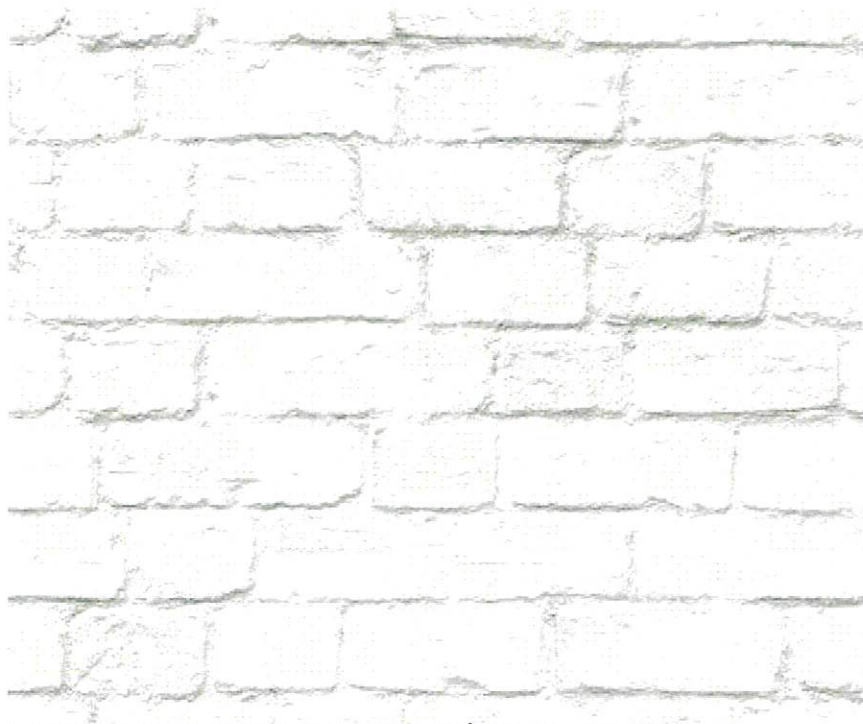
FOUBISTER ARCHITECTS  
LAGUNA BEACH, CA, 92651  
949-436-2286

RECEIVED  
AUG 23 2021  
CITY OF DANA POINT  
COMMUNITY DEVELOPMENT  
DEPARTMENT

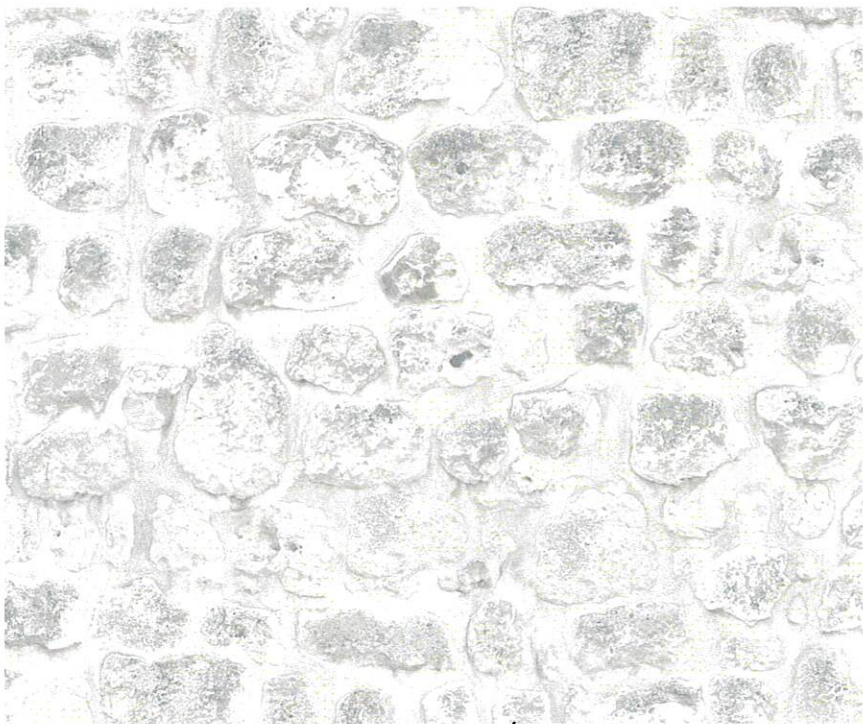
229 MONARCH BAY, DANA POINT



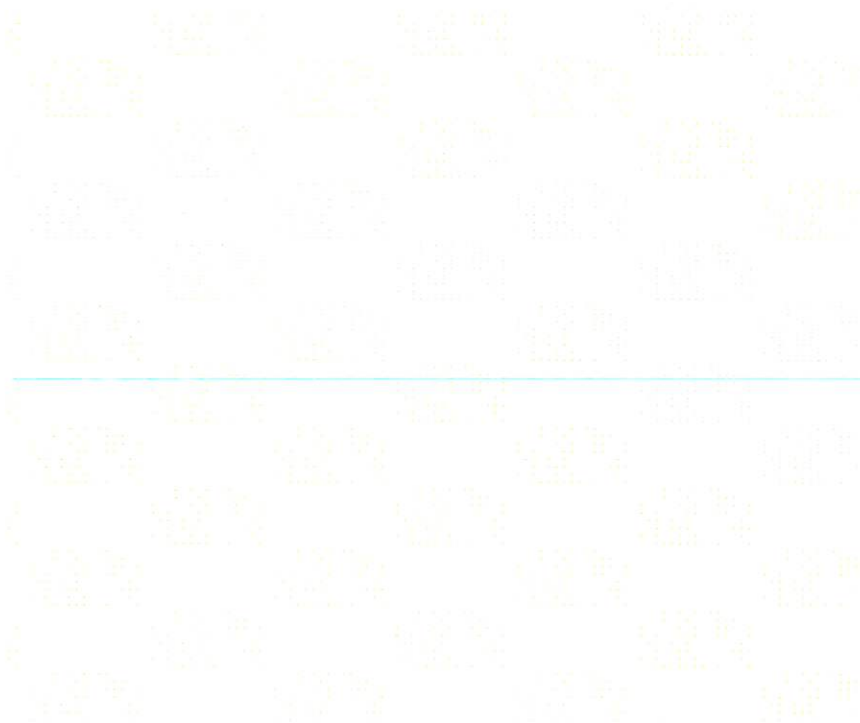
STONE 1 - LIMESTONE TILE



STONE 2 - WHITE BRICK W/ LIME WASH



STONE 3 - TUMBLED ROCK W/ MORTAR WASH



STUCCO 1 - DOVE GRAY INTEGRAL COLOR  
SMOOTH FINISH



METAL 1 & 2 - ALUM. DARK BRONZE FINISH



GRAVEL - TPO ROOF W/ AGGREGATE - 3/8"



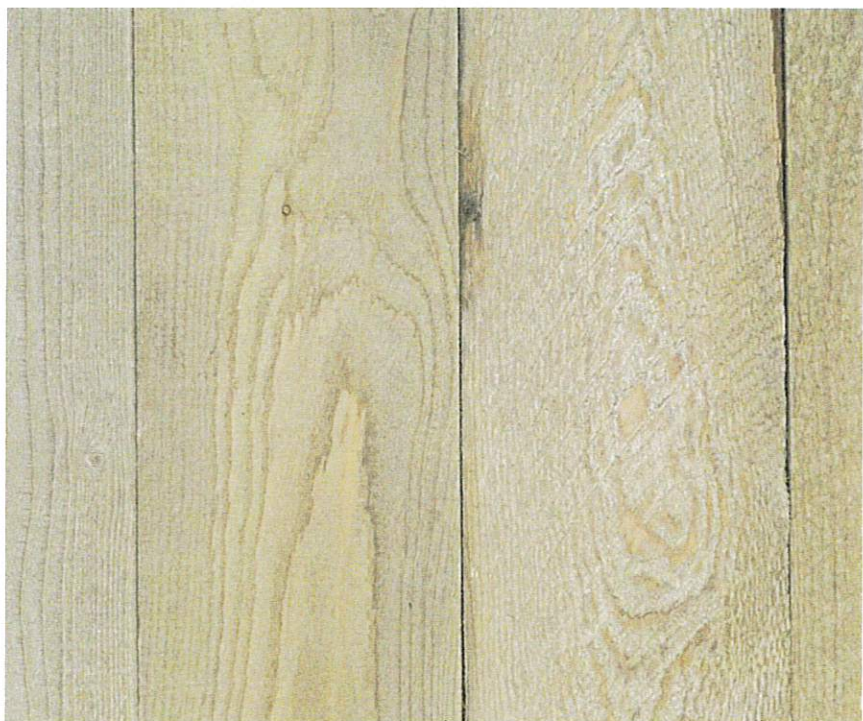
WOOD 1 - WOOD DECKING - RESYSTA - AGED TEAK



WOOD 2 - WOOD FLOORING - FRENCH OAK



WOOD 3 - DARK SHOU SUGI BAN SIDING



WOOD 4 - LIGHT SIDING / GARAGE DOOR - AQUAFIR DRIFTWOOD



CONCRETE 1 - TECO-BLOC AQUASTORM PAVERS - GRAY COLOR



CONCRETE 2 - BOARD FORM

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ELEVATION - STREET



ELEVATION - NORTH

ARCHT. = CUTS AND FINISH NOTED BY ARCHITECT  
SAMPLE = SUBMIT SAMPLE TO DESIGNER PRIOR TO ORDERING OR FABRICATION  
CLAB. FAB. = DETAIL DESIGN AND CONSTRUCTION BY CABINET FABRICATOR. CONCEPT DESIGN BY INTERIOR DESIGNER  
SHOP = SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO ORDERING OR FABRICATION.

- 1 PROPERTY LINE
- 2 BUILDING SETBACK
- 3 BUILDING HEIGHT LIMIT
- 4 FIXED DATUM / BENCHMARK
- 5 (E) SINGLE FAMILY RESIDENCE
- 6 (N) POOL / SPA
- 7 ADJACENT BUILDING
- 8 STREET RIGHT OF WAY
- 9 (N) MAILBOX LOCATION
- 10 FS / FG / EG (ABOVE / BELOW / BYD AS OCCURS)
- 11 (E) GRADE
- 12 (N) FINISH GRADE / FINISH SURFACE
- 13 (E) CURB / EDGE OF PAVEMENT
- 14 (N) DRIVEWAY
- 15 EDGE OF WALL / ROOF (ABV. / BIW. / BYD AS OCCURS)
- 16 (N) PROPOSED SOLAR AREA (250 SF)
- 17 ACCESS LADDER TO POOL / MECH. EQUIPMENT BELOW
- 18 (N) POOL EQUIPMENT, SCREENED IN BASEMENT
- 19 (N) A/C EQUIPMENT, SCREENED WITH SOUND ATTENUATION
- 20 (N) PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS
- 21 (E) GAS METER LOCATION - RELOCATE PER GAS CO.
- 22 (E) WATER METER (REF. CIVIL & SURVEY DWGS)
- 23 (N) GATE - 5'-6" TALL ALUMINUM AND WOOD  
PROPOSED PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM  
FACE OF PANEL TO ANY OBSTRUCTION) - VERIFY LOCATION W/  
POWER CO.
- 25 (N) BBQ, PROVIDE GAS AND ELEC. PER OWNER
- 26 (N) PIZZA OVEN
- 27 (N) OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, =18" A.F.F.
- 28 (N) STRUCTURAL COLUMN / BEAM PER STRUCTURAL
- 29 (N) TANKLESS WATER HEATER - VERIFY SIZE REQ'D W/ MFG.
- 30 FAL - PROVIDE GAS S/O ELEC. VENTING PER MFG. (CMC 904.1)
- 31 SKYLIGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS
- 32 TRASH STORAGE AREA
- 33 42" HIGH GUARDRAIL
- 34 (N) CURB CUT
- 35 ROOF DRAIN W/ OVERFLOW PER CPC TABLES 11-1 AND 11-2
- 36 DRAIN LINE, IN WALL/FROM ABV REF. CIVIL DWGS
- 37 GAS FIREPLACE -
- 38 RECESSED CURTAIN / SHADE TRACK, MOTORIZED W/ REMOTE
- EXHAUST HOOD PER OWNER / DESIGNER. PROVIDE MIN. RATE  
100CFM, A MAX SOUND RATING OR 3 SONE AND DUCTED TO  
OUTSIDE AIR IS REQ'D REGARDLESS OF TYPE
- 40 FIREPLACE DIRECT VENT
- 41 3" X 3" GUTTER, BREAK MTL. PTD. TO MATCH FASCIA
- 42 (N) 5' STUCCO WALL
- 43 OUTLINE OF BASEMENT
- 44 POOL / AC EQUIPMENT AREA, SCREENED IN BASEMENT
- 45 PARKING SPACES 18'-0" X 8'-8"
- 46 SOLAR PANELS
- 47 OUTLINE OF OPEN SKYLIGHT
- 48 (E) FENCE TO REMAIN

KEYNOTES

- (WD-1) WOOD DECKING - AGED TEAK
- (WD-2) WOOD FLOORING - FRENCH OAK
- (WD-3) DARK SHOU SUGI BAK WOOD SIDING
- (WD-4) LIGHT WOOD SIDING / GARAGE DOOR
- (STUC-1) DOVE GRAY INTEGRAL COLOR SMOOTH STUCCO
- (STONE-1) LIMESTONE TILE
- (STONE-2) WHITE BRICK WITH LIME WASH
- (STONE-3) TUMBLED ROCK WITH MORTAR WASH
- (MTL-1) DARK BRONZE BREAK METAL FASCIA
- (MTL-2) DARK BRONZE ALUM. TO MATCH FASCIA
- (GRAVEL) TPO ROOF W/ AGGREGATE 2"
- (CONC-1) TECH-BLOC PAVERS - GREY
- (CONC-2) BOARD FORM CONCRETE - SEE LANDSCAPE DWGS
- (GLASS-1) CLEAR GLASS
- (GLASS-2) OPAQUE GLASS
- (VEG) VEGETATION - SEE LANDSCAPE PLANS

MATERIALS

- PROPOSED STUC. WALL
- EXISTING WALL
- SITE WALL / HARDSCAPE - REFER TO SITE  
PLAN A1.1
- EXISTING WALL TO DEMO

LEGEND



FOUBISTER  
ARCHITECTS

849 - 436 - 2286  
1100 S. COAST HWY., SUITE 300A  
LAGUNA BEACH, CA.

MAROUTSOS RESIDENCE  
229 MONARCH BAY, DANA POINT, CA 92629

REVISION:

AREA:

SCALE  
 $\frac{3}{16}'' = 1'-0''$

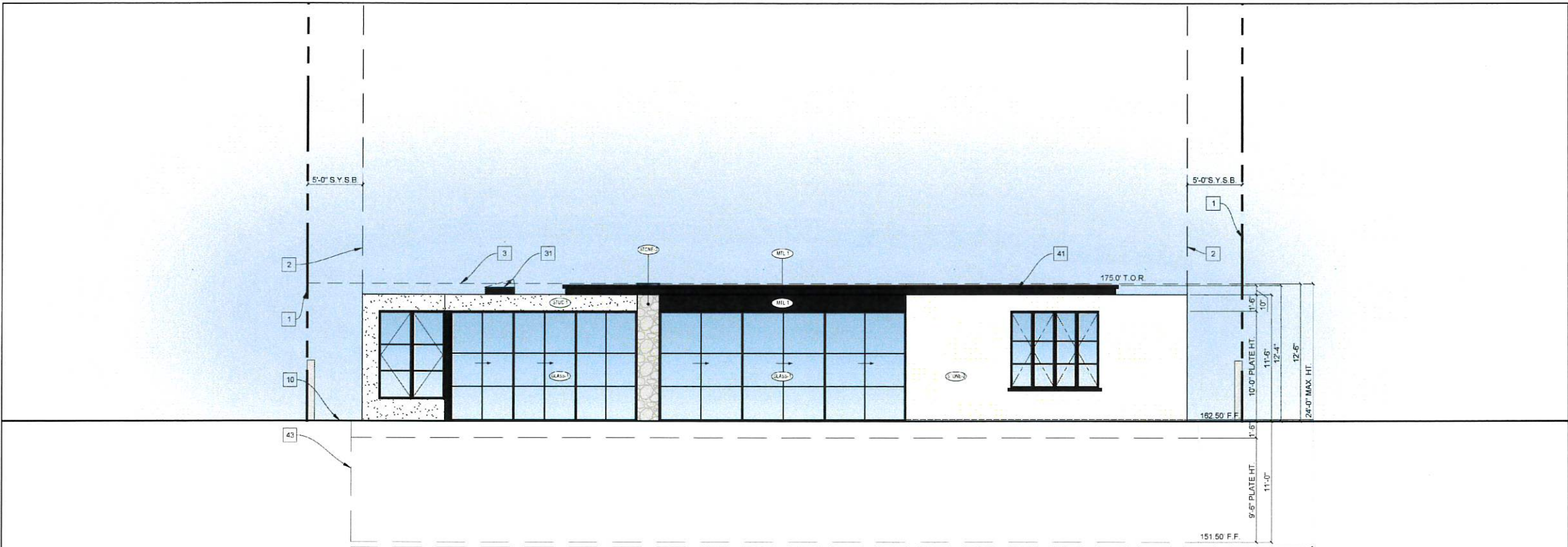
PLOT DATE:  
08/03/2021

DRAWN BY:  
RF

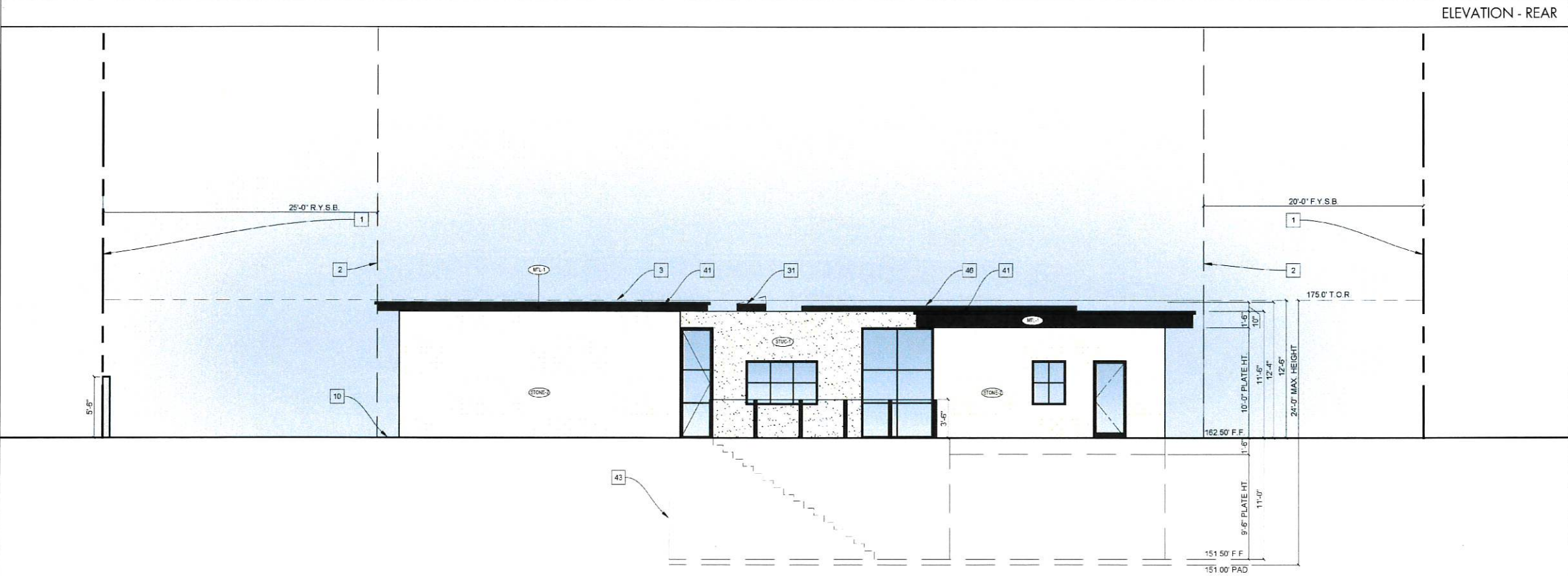
SHEET NUMBER

A401

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ARCHIT. = COLUMN AND FINISH SELECTED BY ARCHITECT SAMPLE = SUBMIT SAMPLE TO DESIGNER PRIOR TO ORDERING OR FABRICATION TYP. = TYPICAL BRICK AND CONSTRUCTION BY ARCHITECT FABRICATOR. CONCEPT DESIGN BY ARCHITECT OR DESIGNER 1-400P = SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO ORDERING OR FABRICATION	
1	PROPERTY LINE
2	BUILDING SETBACK
3	BUILDING HEIGHT LIMIT
4	FIXED DATUM / BENCHMARK
5	(E) SINGLE FAMILY RESIDENCE
6	(N) POOL / SPA
7	ADJACENT BUILDING
8	STREET RIGHT OF WAY
9	(N) MAILBOX LOCATION
10	FS / FG / EG (ABOVE / BELOW / BYD AS OCCURS)
11	(B) GRADE
12	(N) FINISH GRADE / FINISH SURFACE
13	(B) CURB / EDGE OF PAVEMENT
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20	(N) PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS
21	(B) GAS METER LOCATION, RELOCATE PER GAS CO.
22	(B) WATER METER (REF. CIVIL & SURVEY DWGS)
23	(N) GATE - 5'-6\"/>
24	PROPOSED PANEL, 400 AMP MAX. (MAINTAIN 36\"/>
25	(N) BBQ, PROVIDE GAS AND ELEC. PER OWNER
26	(N) PIZZA OVEN
27	(N) OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18\"/>
28	(N) STRUCTURAL COLUMN / BEAM PER STRUCTURAL
29	(N) TANKLESS WATER HEATER - VERIFY SIZE REQ'D W/ MFGR.
30	FAU - PROVIDE GAS S/O ELEC. VENTING PER MFGR (CMC 904.1)
31	SKYLIGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS
32	TRASH STORAGE AREA
33	42\"/>
34	(N) CURB CUT
35	ROOF DRAIN W/ OVERFLOW PER CRC TABLES 11-1 AND 11-2
36	DRAIN LINE, IN WALL/FROM ABV REF. CIVIL DWGS.
37	GAS FIREPLACE -
38	RECESSED CURTAIN / SHADE TRACK, MOTORIZED W/ REMOTE
39	EXHAUST HOOD PER OWNER / DESIGNER. PROVIDE MIN. RATE 100CFM, A MAX SOUND RATING OR 3 SCHE AND DUCTED TO OUTSIDE AIR IS REQ'D REGARDLESS OF TYPE
40	FIREPLACE DIRECT VENT
41	3\"/>
42	(N) 5\"/>
43	OUTLINE OF BASEMENT
44	POOL / AC EQUIPMENT AREA SCREENED IN BASEMENT
45	PARKING SPACES 18'-0\"/>
46	SOLAR PANELS
47	OUTLINE OF OPEN SKYLIGHT
48	(E) FENCE TO REMAIN



KEYNOTES	
(WD-1)	WOOD DECKING - AGED TEAK
(WD-2)	WOOD FLOORING - FRENCH OAK
(WD-3)	DARK SHOU SUGI BAN WOOD SIDING
(WD-4)	LIG-IT WOOD SIDING / GARAGE DOOR
(STU-1)	DOVE GRAY INTEGRAL COLOR SMOOTH STUCCO
(STONE-1)	LIMESTONE TILE
(STONE-2)	WHITE BRICK WITH LIM. WASH
(STONE-3)	TUMBLED ROCK WITH MORTAR WASH
(VLT-1)	DARK BRONZE BREAK METAL FASCIA
(VLT-2)	DARK BRONZE ALUM. TO MATCH FASCIA
(SPR-1)	TPO ROOF W/ AGGREGATE - 2"
(CB-1)	TEC-H-BLOC PAVERS - GREY
(CMC-1)	BOARD FORM CONCRETE - SEE LANDSCAPE DWGS
(GL-1)	CLEAR GLASS
(GL-2)	OPAQUE GLASS
(VEG-1)	VEGETATION - SEE LANDSCAPE PLANS
MATERIALS	
	PROPOSED STUCCO WALL
	EXISTING WALL
	SITE WALL / HARDSCAPE - REFER TO SITE PLAN A1.1
	EXISTING WALL TO DEMO
LEGEND	

F/A

FOUBISTER ARCHITECTS

949 - 436 - 2286  
1100 S. COAST HWY, SUITE 300A  
LAGUNA BEACH, CA

MAROUTSOS RESIDENCE  
229 MONARCH BAY, DANA POINT, CA, 92629

REVISION:  
  
AREAS:  
  
SCALE:  
3/16" = 1'-0"  
PLOT DATE:  
08/03/2021  
DRAWN BY:  
RF  
SHEET NUMBER:  
A402



FOUBISTER ARCHITECTS  
LAGUNA BEACH, CA, 92651  
949-436-2286

229 MONARCH BAY, DANA POINT



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949-436-2286

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LAGUNA BEACH, CA, 92651  
949-436-2286

229 MONARCH BAY, DANA POINT

**SUPPORTING DOCUMENT 5:** Architectural Plans

ATTACHMENT

# MAROUTSOS RESIDENCE

229 MONARCH BAY, DANA POINT, CA. 92629

<div>GENERAL NOTES</div> <div> <p>1. All work, including materials and workmanship, shall conform to the requirements of local codes, laws, and ordinances and as specified by all by all governing authorities where applicable. Reference is to the latest accepted edition or revision. In the event of conflict with code requirements, that code requirement or note which establishes the higher standard shall take precedence.</p> <p>2. The intention of the Contract Documents is to include all labor and materials, equipment, and transportation necessary for the complete and proper execution of the work.</p> <p>3. The Contractor shall visit the job site prior to bidding any portion of the work. The Contractor shall verify all dimensions and existing conditions prior to beginning work, including but not limited to existing interior walls and roof structures. Should any condition arise where the intent of the drawings is in doubt or where there is a discrepancy between the Contract Documents and the field conditions, or within the Contract Documents, the Contractor shall notify the Architect immediately for clarification. Acceptance of these contract documents releases Architect from any liability of inaccurate portray of existing conditions whatsoever as established by consulting engineers and/or surveyors.</p> <p>4. Dimensions are from face of studs or to center of wall as indicated on drawings, unless noted otherwise.</p> <p>5. Written dimensions take precedence. Do not scale drawings. Walls not dimensioned are to align with existing walls or be abutted or applied to existing walls per drawings. Doors not dimensioned and shown jamb tight shall be set 3" from perpendicular wall to outer edge of door jamb.</p> <p>6. Reference to any detail or drawing is for convenience only and does not limit the application of such details or drawings.</p> <p>7. The design, adequacy and safety of erection bracing, shoring, temporary supports, etc., is the sole responsibility of the Contractor. The Contractor shall be responsible for the stability of the structure and provide necessary bracing prior to the application of all shear walls, roof and floor diaphragms, and finish materials. The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work.</p> <p>8. The Structural, Mechanical, Plumbing, and Electrical Drawings, as well as the drawings of other consultants, are supplementary to the Architectural Drawings. It shall be the responsibility of the General Contractor to check with the Architectural Drawings before the installation of work shown on the drawings of consultants. The Contractor shall bring any discrepancy between the Architectural Drawings and the drawings of the consulting engineers to the attention of the Architect for clarification. Any work installed in conflict with the Architectural drawings and not brought to the Architect's attention shall be corrected by the Contractor at the Contractor's expense and at no expense to the Owner or Architect.</p> <p>9. Prior to performance of work, the Contractor shall require each subcontractor to notify the Contractor of any work called out in the drawings for his trade that cannot be fully guaranteed.</p> <p>10. Contractor shall verify the location and size of all openings with all drawings and manufactured items where applicable.</p> <p>11. The Contractor shall supervise and direct the Work and be solely responsible for all construction, means, methods, techniques, sequences, procedures, safety and for coordinating all portions of the Work.</p> <p>12. The Contractor here-in agrees to repair or replace any or all work, together with any other adjacent work which may be displaced in connection with such replacement, that may prove to be defective in workmanship or materials within a period of one year form the date of acceptance, ordinary wear and unusual abuse or neglect excepted.</p> <p>13. Contractor shall protect all existing structures, landscaping, materials, etc., during construction. Contractor shall patch and repair all surfaces disrupted or damaged during construction to match existing adjacent surfaces.</p> <p>14. The Contractor shall on a daily basis keep the premises free form all accumulations of waste material or rubbish caused by his employees, subcontractors, or work, and at the completion of the work shall remove all rubbish, debris, equipment, and surplus materials from in and about the building and leave the premises "broom clean".</p> <p>15. Any deviation from the Construction Documents or specifications by the Contractor or Owner without the Architect's approval releases the Architect of responsibility and liability in connection with all work so involved.</p> <p>16. Clarifications on and/or inconsistencies with the drawings and specifications shall be brought to the attention of the Architect by the Contractor prior to commencement of work. Additional charges will not be granted based on claims of incomplete, inaccurate, or inconsistent drawings and specifications.</p> <p>17. Prior to any excavation, a meeting will be held on site that will be attended by the project engineer, geologist, project building inspector, general and shoring contractors.</p> <p>18. A Cal/OSHA permit is required where excavations exceed 5ft and a copy of the permit shall be supplied to the city prior to issuing a building permit. There shall be no trenches or excavations 5 feet or more in depth into which a person is required to descend, or obtain permit from State of California, Division of Occupational Safety and Health (Cal/OSHA). This permit and any other safety permit shall be obtained prior to commence any work. Contact Cal/OSHA at 714-558-4451 for additional information.</p> <p>19. The requirements of the 2019 edition of the California Building Code and 2019 California Residential Code (Title 24) have been taken in consideration.</p> <p>20. All new utilities will be underground to nearest utility pole.</p> <p>21. The responsible certified geotechnical engineer will inspect and approve all grading and excavations prior to placement of forms, reinforcing steel or concrete. In cases involving engineered fill, a soils engineer shall provide the inspection and approval.</p> <p>22. Licensed civil engineer/ Architect that prepared the drainage plan shall certify at the completion of the project that the site drainage is in substantial compliance with the approved drainage plan.</p> <p>23. The plans shall comply with the 2019 California Codes. CBC, CRC, CPC, CMC, CEC and CGBS, 2016 Energy Code and all applicable Local codes and ordinances.</p> <p>24. Project shall comply with NPDES, SUSMP and BMP requirements.</p> <p>25. Contact dig alert prior to digging.</p> <p>26. Structural observations by design engineer.</p> <p>27. Owners on adjacent properties that must underpin their buildings due to the proposed excavation shall be notified in writing ten days prior to beginning the excavation. Copies of these notification letters shall be provided to the city prior to beginning the excavation.</p> <p>28. Termitte protection. In geographical areas where hazard of termitte damage is known to be very heavy, wood floor framing shall be of naturally durable species (termitte resistant) or preservative treated in accordance with AWPA U1 for the species, product preservative and end use or provided with approved methods of termitte protection. 2304.11.6 FIGURE 2603.8</p> <p>29. Wood supported by exterior foundation walls. Wood framing members, including wood sheathing, that rest on exterior foundation walls and are less than 8 inches (203 mm) from exposed earth shall be of naturally durable or preservative-treated wood. 2304.11.2.2</p> <p>30. Fasteners for preservative treated and fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153, 2304.9.5. Exception: Fasteners other than nails, timber nails, wood screws and lag screws shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B695, Class 55 minimum. 2304.9.5. Fastenings for wood foundations shall be as required in AFPA Technical Report No. 7</p> <p>31. Provide house street number visible and legible from the street with a minimum size of 4" high and 1/2" wide (CRC R319.1)</p> <p>32. Provide portable toilet and hand-wash per OSHA regulations or construction workers can use the restroom inside the house.</p> <p>33. Special inspector shall register with the City.</p> <p>34. Prior to final inspection the licensed contractor, architect or engineer in responsible charge of the overall construction must provide to the building department official <b>written verification</b> that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. CGC 102.3</p> <p>35. Compliance with the documentation requirements of the 2019 Energy Efficiency Standards is necessary for this project. Registered, signed, and dated copies of the appropriate CF1R, CF2R, and CF3R forms shall be made available at necessary intervals for Building Inspector review. Final completed forms will be available for the building owner.</p> </div>	<div>PROJECT SPECIFICATIONS</div> <div> <div> <div>OWNER: Nick and Nicole Maroutas 9 Emerald Glen Laguna Niguel, CA 92677 949-441-9782</div> <div>LANDSCAPE: MD Willes Design and Consulting c/o: Michael Willes 690 Thalia Street Laguna Beach, CA 92651 949-637-1050</div> <div>CIVIL ENG.: Civilcapes Engineering c/o: Will Ralph 28052 Camino Capistrano, Suite 213 Laguna Niguel, CA 92677 949-464-8115</div> </div> <div> <div>ARCHITECT: Foubister Architects c/o: Rory Foubister, AIA 1100 S Coast Hwy, Suite 300A Laguna beach, CA 92651 949-436-2286</div> <div>GEOTECH: EGA Consultants Inc. c/o: David Worthington 375-C Monte Vista Ave Costa Mesa, CA 92627 949-442-9309</div> </div> </div> <div>SYMBOLS</div> <div> <div> </div> <div> </div> <div> </div> </div> <div>ABBREVIATIONS</div> <div> <div> A.B. ANCHOR BOLT ABV. ABOVE A.C. ASPHALT CONCRETE A.F.F. ABOVE FINISH FLOOR AL ALUMINUM ALT. ALTERNATE APP APPROXIMATE ARCH ARCHITECTURAL BD BOARD BLW BELOW BET BETWEEN BLDG BUILDING BM BEAM BOT BOTTOM BYN BEYOND BW BOTH WAYS C.J. CEILING JOISTS C.M.U. CONCRETE MASONRY UNITS C.O. CLEAR OPENING CAB CABINET CLG CEILING CEM CEMENT CER CERAMIC CLR CLEAR COL COLUMN CONC CONCRETE CONN CONNECTION CONST CONSTRUCTION CONT CONTINUOUS CONTR CONTRACTOR D DEPTH D.F. DRINKING FOUNTAIN, DOUGLAS FIR D.S. DOWNSPOUT DB DOUBLE DET DETAIL DIA DIAMETER DIM DIMENSION DN DOWN DR DOOR DWG DRAWING DWR DRAWER E.N. EDGE NAIL(ING) E.W. EACH WAY EA EACH ELEC ELECTRIC, ELECTRICAL ELEV ELEVATION E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM EO EQUAL EQUIP EQUIPMENT ESMT EASMENT EXH EXHAUST [E] EXISTING EXP EXPOSED F.N. FIELD NAILING FAC FACE OF CONCRETE </div> <div> F.N.A. FACE OF MASONRY F.O.M. FACE OF STUD F.M.G. FRAMING F.M. FOUNDATION FIN FINISH FLR FLOOR FT FOOT FTG. FOOTING GA GAUGE GALV GALVANIZED GAR GARAGE GFF GARAGE FINISH FLOOR G.F.I. GROUND FAULT INTERRUPTOR G.F.R.C. GLASS FIBER REINFORCED CEMENT G.I. GALVANIZED IRON GLS GLASS GR GRANITE GRD GRADE GYP.BD. GYPSUM BOARD H.C. HOLLOW METAL H.M. HOLLOW CORE HD HANDICAPPED HDW HIGH DENSITY, HOLD DOWN HDW HARDWARE HR HOUR HT HEIGHT HRT. HEATER I.D. INSIDE DIAMETER IN INCH INS. INSULATION INT. INTERIOR JAN. JANITOR JNT. JOINT KIT. KITCHEN L. LENGTH LAV. LAVATORY M.C. MEDICINE CHEST M.O. MASONRY OPENING MAS. MASONRY MAX. MAXIMUM MECH. MECHANICAL MED. MEDIUM MEFG. MANUFACTURER MIN. MINIMUM MISC. MISCELLANEOUS MTD MOUNTED NTL. METAL [N] NEW N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE NAT. NATURAL O.C. ON CENTER O.D. OUTSIDE DIAMETER OPP. OPENING OPP. OPPOSITE </div> <div> P/A PLANTING AREA P.S.I. POUNDS / SQUARE INCH PL. PLATE PLAS PLASTER PLY PLYWOOD POL POLISH, POLISHED PM. PAIR PT. STEEL R RADIUS, RAFTER R.D. ROOF DRAIN R.O. ROUGH OPENING R.R. ROOF RAFTER R.S. ROUGH SAWN RA RETURN AIR REQ. REQUIRED RI RISER RM ROOM R.O.W. RIGHT OF WAY S STAINLESS S.C. SOLID CORE SCH. SCHEDULE SECT. SECTION SH SHELF SHG SHEATHING SHWR SHOWER SIM SIMILAR SPEC SPECIFICATIONS SQ SQUARE ST. STREET STD STANDARD STL STEEL STN STONE STUC STUCCO STRUCT STRUCTURAL SYM SYMMETRICAL T&amp;B TOP AND BOTTOM T&amp;G TOUNGE AND GROOVE T TREAD, TEMPERED GLASS TC TOP OF CONCRETE / CURB / CHIMNEY TD TOP OF DECK TP TOP OF PLATE TT TOP OF TRELLIS TR. TOP OF ROOF TRAIL TOP OF HANDRAIL TW TOP OF WALL TEL TELEPHONE THK THICK TYP TYPICAL U.N.O. UNLESS NOTED OTHERWISE UR URINAL V.T.R. VENT THROUGH ROUGH W WIDE, WIDTH W.W. WITH W.C. WATER CLOSET, WALL COVERING WD WOOD WP WATERPROOF W.R. WATER RESISTANT </div> &lt;/</div>
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May 24, 2021

Nick and Nicole Maroustos  
229 Monarch Bay Drive  
Monarch Beach, CA 92629

via e-mail

RE: 229 MONARCH BAY DRIVE  
NEW HOME CONSTRUCTION PLAN DATED 4/28/21 BY FOUBISTER ARCHITECTS

Dear Mr. and Mrs. Maroustos,

We are pleased to advise that the Monarch Bay Association Architectural Control Committee approved your new home construction plans at our meeting earlier today. We are attaching a scanned signed approval on a reduced plan sheet as an alternative to stamping plans which is challenging due to our "work from home" requirement at this time.

The landscape/hardscape plans will be reviewed as a separate submittal.

It will be necessary to submit a construction deposit of \$25,000 (made payable to the Monarch Bay Association) which will be refunded minus any applicable road use fees per the attached schedule, at the successful completion of your construction project.

Attached are the construction rules to share with your contractor to ensure they know what is expected of them while working in the Monarch Bay community.

The Committee truly appreciates your on-going cooperation and wish you luck with your project.

Respectfully,

THE MONARCH BAY ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE

CC: Board  
Architectural Control Committee  
Foubister Architects via email  
MB/229/arch/new home approval/05.24.21

KEYSTONE | 949.833.2600 | kppm.com  
reconnect@keystonepacific.com  
monarchbayhoa.com



FOUBISTER  
ARCHITECTS

949 - 436 - 2286  
1100 S. COAST HWY. SUITE 300A  
LAGUNA BEACH, C.A.

MAROUTSOS RESIDENCE  
229 MONARCH BAY, DANA POINT, CA 92629

REVISION:

AREAS:

SCALE

PLOT DATE:

08/03/2021

DRAWN BY

RF

SHEET NUMBER

A002

HOA APPROVAL LETTER



# CITY OF DANA POINT, CALIFORNIA GRADING & DRAINAGE PLAN

## PROPOSED RESIDENCE 229 MONARCH BAY DRIVE

### GRADING NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE CITY OF DANA POINT AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF ORANGE COUNTY RDM D STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
- GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST, CITY GRADING INSPECTOR AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
- ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
- RETAINING WALLS/BLOCK WALLS REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.
- THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
- PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE PUBLIC WORKS DEPARTMENT, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
- THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
- FILLS SHALL BE BENCHMARKED INTO COMPETENT MATERIAL PER ORANGE COUNTY RDM D STANDARD PLAN NO. 1322.
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYON, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
- THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS-GRADED PLANS.
- AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO PLACING FILL.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
- FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE SECTION 8.01.420.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.

- ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY HEALTH CARE AGENCY (714-433-6287 OR 714-433-6288). A PERMIT IS REQUIRED.
- ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF THE CITY BUILDING INSPECTOR.
- STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO EXCAVATION.
- EXPORT SOIL MUST BE TRANSPORTED TO A CERTIFIED RECYCLING FACILITY OR TO A PERMITTED SITE IN ACCORDANCE WITH THE CITY'S CONSTRUCTION AND DEMOLITION (C&D) ORDINANCE (MUNICIPAL CODE SECTION 8.12). A VALID C&D APPLICATION MUST BE APPROVED AND ON FILE WITH THE PUBLIC WORKS AND ENGINEERING DEPARTMENT.
- THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS (SECTION 8.01.280 OF THE GRADING CODE)
- THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
- THE PERMITTEE SHALL GIVE RESPONSIBLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
- ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULPHATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
- SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE.
- ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORMWATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.

GRADING AND EQUIPMENT OPERATIONS WITHIN ONE-HALF MILE OF A STRUCTURE FOR HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 5:00 P.M. AND 7:00 A.M. NOR ON SATURDAYS, SUNDAYS AND CITY OF DANA POINT RECOGNIZED HOLIDAYS.

- ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000 FEET OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
- ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 8 (NOISE CONTROL).
- STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OF GRADING PERMIT.

GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS, ACCORDING TO AIR QUALITY MANAGEMENT DISTRICT (AQMD) MEASURE F-4. HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUCH AS SANTA ANA WIND CONDITIONS.

- ASPHALT SECTIONS MUST BE PER CODE: PARKING LOTS = 3 A/C OVER 10" (COMM.), 12" (INDUSTRIAL), OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE CITY GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON 'R' VALUE ANALYSIS OF THE SUB-GRADE SOILS, AND EXPECTED TRAFFIC INDICES.
- ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDM D STANDARD PLAN NO. 1805.
- AGGREGATE BASE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDM D STANDARD NO. 1804.
- ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. ROOF GUTTERS SHALL BE DIRECTED TOWARDS VEGETATED AREAS WHERE FEASIBLE.
- THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE, SET AT THE DRAINAGE SCALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
- ROUGH GRADE CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR PRIOR TO ROUGH GRADE RELEASE. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.

- PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE CITY ENGINEER OR HIS DESIGNEE THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
- THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTION AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
- THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
- THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
- PRIOR TO FINAL INSPECTION OR FINAL APPROVAL, FINAL GRADING CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.
- IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY HCA/ENVIRONMENTAL HEALTH AND CITY GRADING.
- SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8871 OF THE BUSINESS AND PROFESSIONAL CODE.

### EROSION CONTROL

INCLUDED ON THESE SHEETS FOR EROSION CONTROL ARE GENERAL NOTES, STANDARDS AND GUIDELINES FOR THE IMPLEMENTATION OF EROSION, SILTATION AND SEDIMENT CONTROL AND OTHER BEST MANAGEMENT PRACTICES (BMPs) PROPOSED FOR THIS PROJECT. HOWEVER, THE OVERALL GOAL IS THAT ANY WATER THAT LEAVES THE SITE BE FREE AND CLEAR OF POLLUTANTS AT A RATE THAT DOESN'T CAUSE DOWN STREAM EROSION. THE CITY MAY REQUIRE ADDITIONAL BMPs AT ANY TIME TO ACHIEVE THAT GOAL.

#### EROSION CONTROL NOTES:

- IN THE CASE EMERGENCY WORK IS REQUIRED, CONTACT AMMAR ALI-ALI AT PHONE NUMBER 949.297.7118
- ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE CITY OF DANA POINT THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
- TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
- MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY
- AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE CITY OF DANA POINT BETWEEN OCTOBER 1 AND APRIL 30. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
- CATCH BASINS, DESILTING BASINS, STORM DRAIN SYSTEMS AND ANY OTHER REQUIRED BEST MANAGEMENT PRACTICES (BMPs), SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF DANA POINT.
- SAND OR GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE CITY OF DANA POINT IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE CITY OF DANA POINT.
- THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION AND SEDIMENTATION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE CITY OF DANA POINT. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND/GRAVEL BAGS, CATCH BASINS AND THE DESILTING BASINS AND OTHER BMPs, AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE CITY OF DANA POINT. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE CITY OF DANA POINT.
- BMPs SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.

### IMPERVIOUS SURFACE AREA

PROPOSED BUILDING AREA: 4,743 SF  
PROPOSED HARDCAPE AREA: 3,887 SF  
TOTAL IMPERVIOUS AREA: 8,630 SF



- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH ¾ INCH MINIMUM AGGREGATE, CLEAN AND FREE OF CLAY, ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL.
- SHOULD GERMINATION OF HYDROSEEDED SLOPES FAIL TO PROVIDE EFFECTIVE COVERAGE (90%) OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW.
- PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

#### STORMWATER PROTECTION NOTES:

- DURING THE RAINY SEASON, THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
- NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE CITY OF DANA POINT'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION, SILTATION AND SEDIMENT CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
- THE PROPERTY OWNER IS OBLIGATED TO ENSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPs (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS ON THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE INSTALLATION AND MAINTENANCE OF THE BMPs IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN ENFORCEMENT ACTION BY THE CITY OF DANA POINT OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.

### DRAINAGE NOTE

ALL SITE DRAINAGE SHALL BE IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE AND THE DANA POINT MUNICIPAL CODE. DRAINAGE FROM POOL EQUIPMENT AREA SHALL DRAIN TO A LANDSCAPE AREA OR SANITARY SEWER AND NOT DISCHARGE TO THE AREA DRAIN SYSTEM.

### SOURCE OF SURVEY

WILL ROLPH  
CIVILSCAPES ENGINEERING, INC.  
28052 CAMINO CAPISTRANO, STE 213  
LAGUNA NIGUEL, CA  
949.464.8115

### OWNER

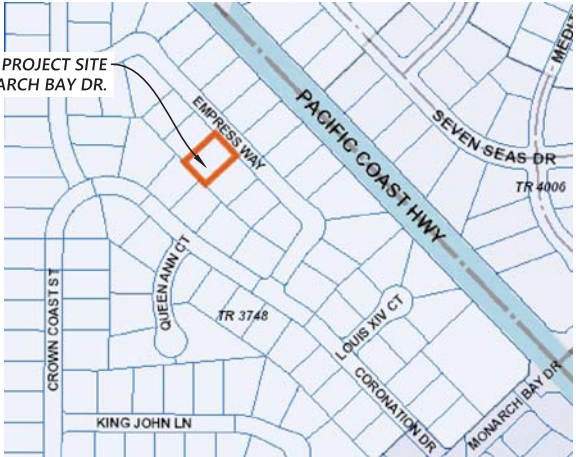
MAROUTSOS, N & N LIVING TRUST

### LEGAL DESCRIPTION

LOT 103 OF TRACT NO. 3748, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 142, PAGES 30 THROUGH 34 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

### EARTHWORK QUANTITIES

RAW CUT	1,575	CY
RAW FILL	15	CY
OVER-EX	940	CY
SHRINKAGE(±5%)	50	CY
TOTAL	1,510	CY (EXPORT)



### VICINITY MAP

NO SCALE

### SHEET INDEX

SHT 1	TITLE SHEET
SHT 2	GRADING PLAN
SHT 3	STORM DRAIN PLAN
SHT 4	EROSION CONTROL PLAN

#### DECLARATION OF RESPONSIBLE CHARGE FOR THE ENGINEER OF WORK:

I HEREBY DECLARE THE I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF DANA POINT DOES NOT RELIEVE ME, AS THE ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

WILLIAM D. ROLPH  
CIVILSCAPES ENGINEERING, INC.  
28052 CAMINO CAPISTRANO, STE 213  
LAGUNA NIGUEL, CA 92677

BY: WILLIAM ROLPH R.C.E.# EXP. DATE

#### DECLARATION OF RESPONSIBLE CHARGE FOR THE SOILS ENGINEER:

I HEREBY DECLARE THAT I AM THE SOILS ENGINEER AND GEOLOGIST FOR THIS PROJECT, THAT I HAVE REVIEWED THE IMPROVEMENT PLANS AND FIND THEM IN CONFORMANCE WITH THE PRELIMINARY SOILS REPORT ENTITLED:

I UNDERSTAND THAT THE CHECK OF THE SOILS REPORT, PLANS AND SPECIFICATIONS BY THE CITY OF DANA POINT IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF MY RESPONSIBILITY FOR PROJECT SOILS AND GEOTECHNICAL DESIGN.

BY: G.E.# EXP. DATE

BY: C.E.G.# EXP. DATE

NOTICE TO CONTRACTOR:  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO, THESE LINES OR STRUCTURES.

OWNER'S STATEMENT:  
I HAVE VERIFIED THE SUBJECT PROPERTY'S GRANT DEED AND TITLE REPORT AND HAVE FOUND NO EXISTING EASEMENT IN CONFLICT WITH THE PROPOSED CONSTRUCTION. I ACKNOWLEDGE THAT I AM RESPONSIBLE AND ACCOUNTABLE FOR CONFLICTS WITH EXISTING EASEMENTS AND THE PROPOSED CONSTRUCTION.

BY: SIGNATURE

REVISION	DESCRIPTION	APPROVED	DATE	SCALE: 1"=8'	DESIGNED: WR	DRAWN: AN/KH/WR	CHECKED: WR	PLANS PREPARED BY: CIVILSCAPES ENGINEERING
				ACAD FILE NO.			7/28/2021 DATE 76698	28052 CAMINO CAPISTRANO, STE 213 LAGUNA NIGUEL, CA 92677 949.464.8115
				PROJECT NO. 20058			R.C.E. NO.	

BENCHMARK	APPROVED BY THE CITY OF DANA POINT PLANNING DEPARTMENT THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:
SEE SHEET 1, TITLE SHEET.	
	CITY PLANNING DEPARTMENT DATE

PLANS REVIEWED BY: CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES 33282 GOLDEN LANTERN DANA POINT, CA 92629	DATE
MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/21	
THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.	



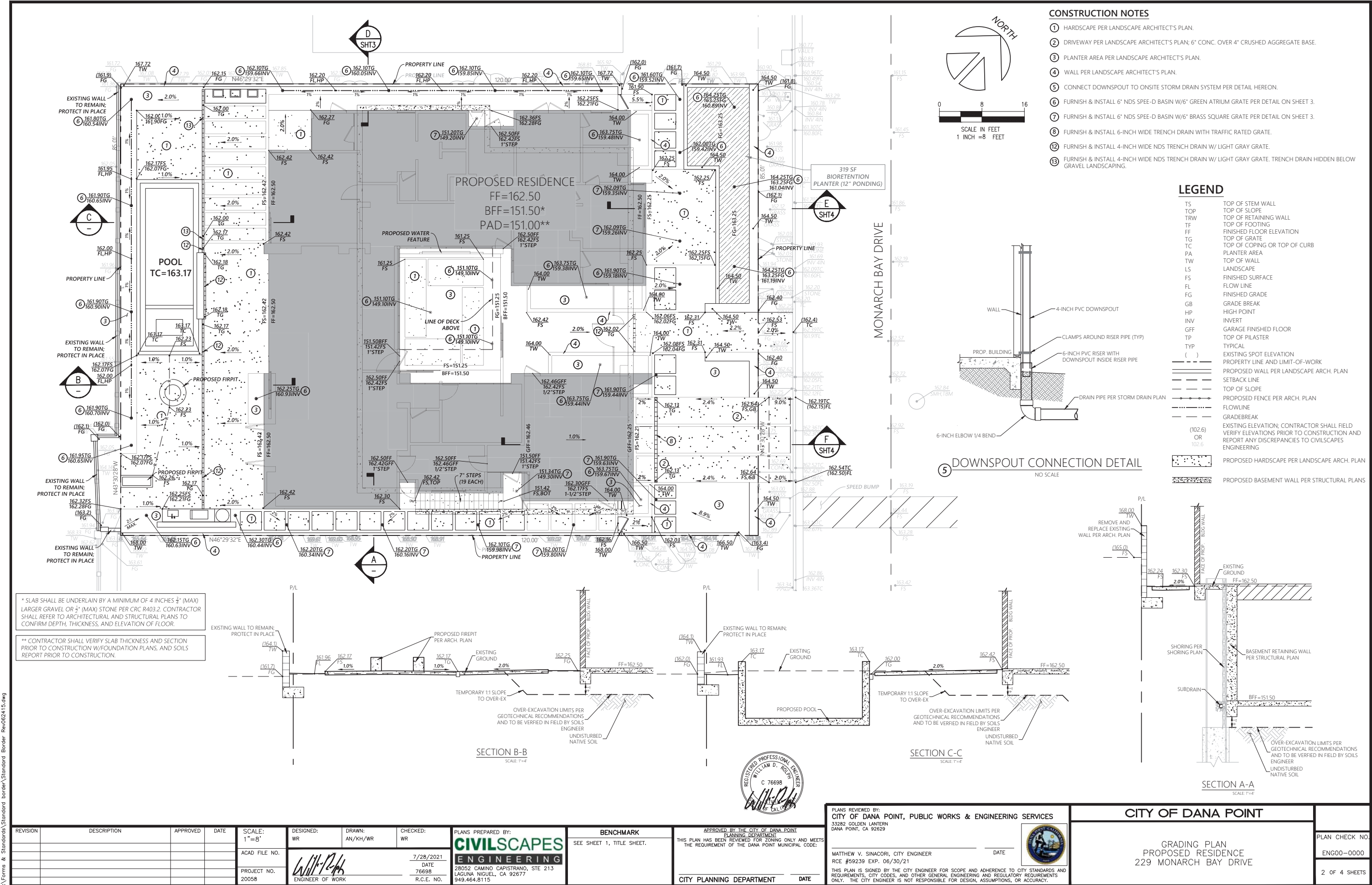
### CITY OF DANA POINT

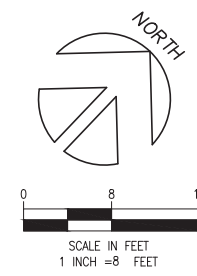
TITLE SHEET  
PROPOSED RESIDENCE  
229 MONARCH BAY DRIVE

PLAN CHECK NO.

ENG00-0000

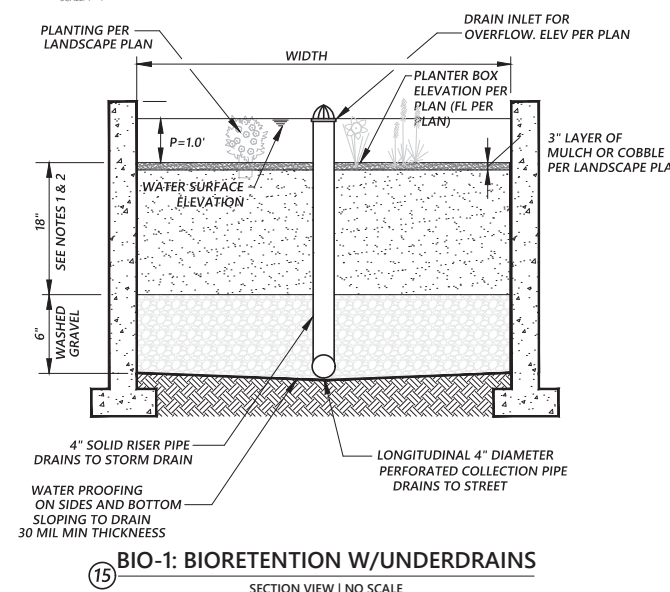
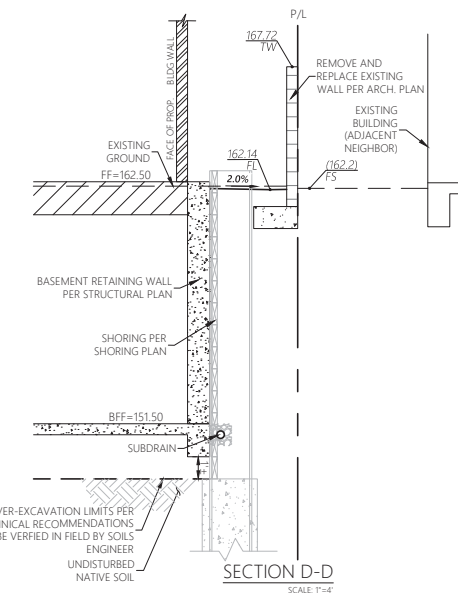
1 OF 4 SHEETS





- ## CONSTRUCTION NOTES
- 5 CONNECT DOWNSPOUT TO ONSITE STORM DRAIN SYSTEM PER DETAIL ON SHEET 2.
  - 6 FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" GREEN ATRIUM GRATE PER DETAIL HEREON.
  - 7 FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" BRASS SQUARE GRATE PER DETAIL HEREON.
  - 8 FURNISH & INSTALL 6-INCH WIDE TRENCH DRAIN WITH TRAFFIC RATED GRATE.
  - 9 FURNISH & INSTALL 4-INCH SCH-40 PVC STORM DRAIN (OR APPROVED EQUAL) PER CPC. INCLUDE REQUIRED JOINTS AND FITTINGS PER CPC. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER ASTM D 2321 AND SOILS REPORT.
  - 10 FURNISH & INSTALL 4-INCH SCH-40 PERFORATED PVC SUBDRAIN (OR APPROVED EQUAL) PER CPC AND PER DETAIL HEREON. INCLUDE REQUIRED JOINTS AND FITTINGS PER CPC. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER ASTM D 2321 AND SOILS REPORT. S=0.01 MIN.
  - 11 1-1/2 INCH FORCEMAIN; CONNECT TO PUMP DISCHARGE.
  - 12 FURNISH & INSTALL 4-INCH WIDE NDS TRENCH DRAIN W/ LIGHT GRAY GRATE.
  - 13 FURNISH & INSTALL 4-INCH WIDE NDS TRENCH DRAIN W/ LIGHT GRAY GRATE. TRENCH DRAIN HIDDEN BELOW GRAVEL LANDSCAPING.
  - 14 1-1/2 INCH RISER PIPE FROM FORCE MAIN TO 90 BEND TO HORIZONTAL COUPLING TO 90 DEGREE BEND FACING DOWN TO RIP-RAP.
  - 15 CONSTRUCT BIORETENTION SYSTEM PER DETAIL HEREON.

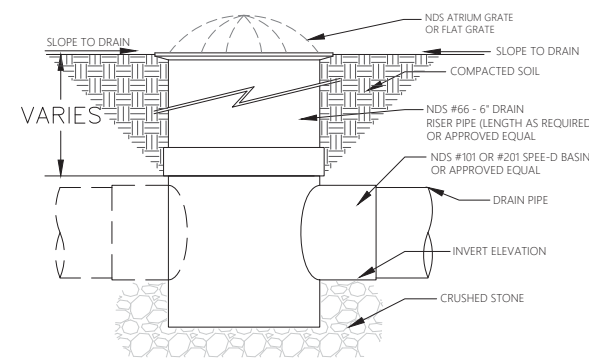
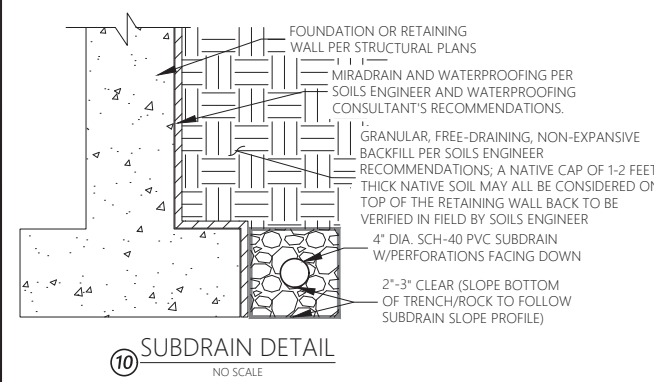
TS	TOP OF STEM WALL
TOP	TOP OF SLOPE
TRW	TOP OF RETAINING WALL
TF	TOP OF FOOTING
FF	FINISHED FLOOR ELEVATION
TG	TOP OF GRATE
TC	TOP OF COPING OR TOP OF CURB
PA	PLANTER AREA
TW	TOP OF WALL
LS	LANDSCAPE
FS	FINISHED SURFACE
FL	FLOW LINE
FG	FINISHED GRADE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
GFF	GARAGE FINISHED FLOOR
TP	TOP OF PILASTER
TPP	TYPICAL
( )	EXISTING SPOT ELEVATION
---	PROPERTY LINE AND LIMIT-OF-WORK
---	PROPOSED WALL PER LANDSCAPE ARCH. PLAN
---	SETBACK LINE
(102.6)	EXISTING ELEVATION; CONTRACTOR SHALL FIELD
OR	VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND
102.6	REPORT ANY DISCREPANCIES TO CIVILSCAPES
	ENGINEERING
	PROPOSED HARDSCAPE PER LANDSCAPE ARCH. PLAN
	PROPOSED BASEMENT WALL PER STRUCTURAL PLANS




\* SLAB SHALL BE UNDERLAIN BY A MINIMUM OF 4 INCHES  $\frac{1}{2}$ " (MAX) LARGER GRAVEL OR  $\frac{1}{2}$ " (MAX) STONE PER CRC #403.2. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO CONFIRM DEPTH, THICKNESS, AND ELEVATION OF FLOOR.


\*\* CONTRACTOR SHALL VERIFY SLAB THICKNESS AND SECTION REPORT TO CONSTRUCTION W/FOUNDATION PLANS, AND SOILS REPORT PRIOR TO CONSTRUCTION.

- ## NOTES:
1. SOIL AND VEGETATION TO BE INCORPORATED SHALL BE SELECTED BY THE PROJECT'S LANDSCAPE ARCHITECT. DROUGHT AND FLOOD RESISTANT PLANT SPECIES NATIVE TO SOUTHERN CALIFORNIA SHOULD BE SELECTED WHEN POSSIBLE. SOIL MEDIA SHOULD FACILITATE VIGOROUS PLANT GROWTH AND NOT RESTRICT PERFORMANCE REQUIREMENTS. REFER TO TECHNICAL GUIDANCE DOCUMENT FACT SHEET MISC-1 FOR ADDITIONAL INFORMATION.
  2. UNIFORM MIX OF SAND AND ORGANIC MATERIAL (COMPOST) MINIMUM INFILTRATION RATE 5" PER HOUR.
  3. PERFORATED PIPE SHALL BE 1" FROM BOTTOM OF FACILITY.



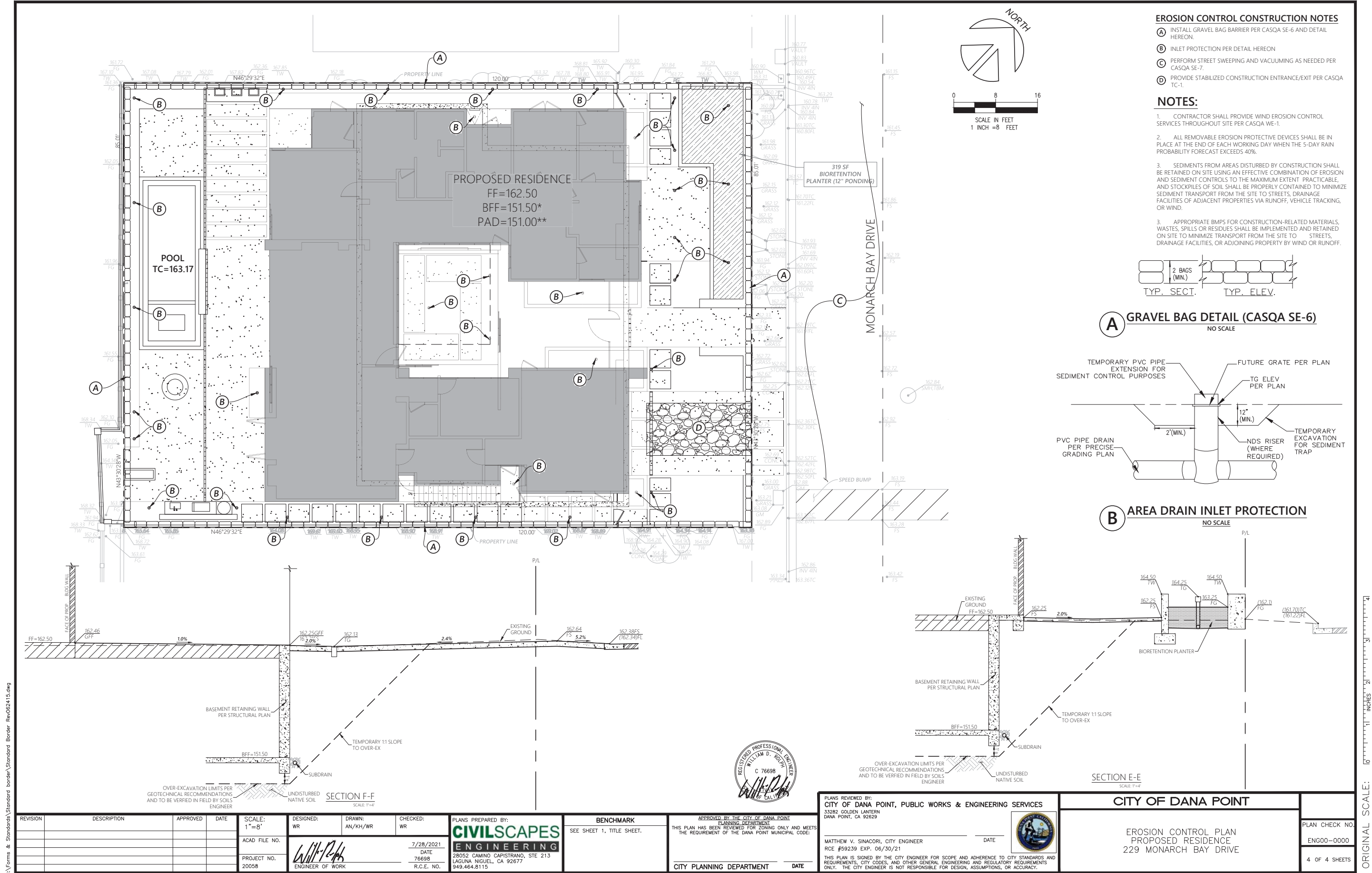
67 NDS SPEE-D BASIN DETAIL  
NO SCALE

CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES										CITY OF DANA POINT		PLAN CHECK NO.
33282 GOLDEN LANTERN DANA POINT, CA 92629												ENG00-0000
STORM DRAIN PLAN PROPOSED RESIDENCE 229 MONARCH BAY DRIVE										3 OF 4 SHEETS		

REVISION		DESCRIPTION		APPROVED	DATE	SCALE: 1"=8'	DESIGNED: WR	DRAWN: AN/KH/WR	CHECKED: WR	PLANS PREPARED BY: <b>CIVILSCAPES ENGINEERING</b> 28052 CAMINO CAPISTRANO, STE 213 LAGUNA NIGUEL, CA 92677 949.464.8115	BENCHMARK SEE SHEET 1, TITLE SHEET.	APPROVED BY THE CITY OF DANA POINT PLANNING DEPARTMENT THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:  CITY PLANNING DEPARTMENT	MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/21 THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.	DATE
						ACAD FILE NO.			7/28/2021 DATE					
						PROJECT NO. 20058	ENGINEER OF WORK		7/6/98 DATE					


ORIGINAL SCALE:

I:\Forms & Standards\Standard border Rev062415.dwg



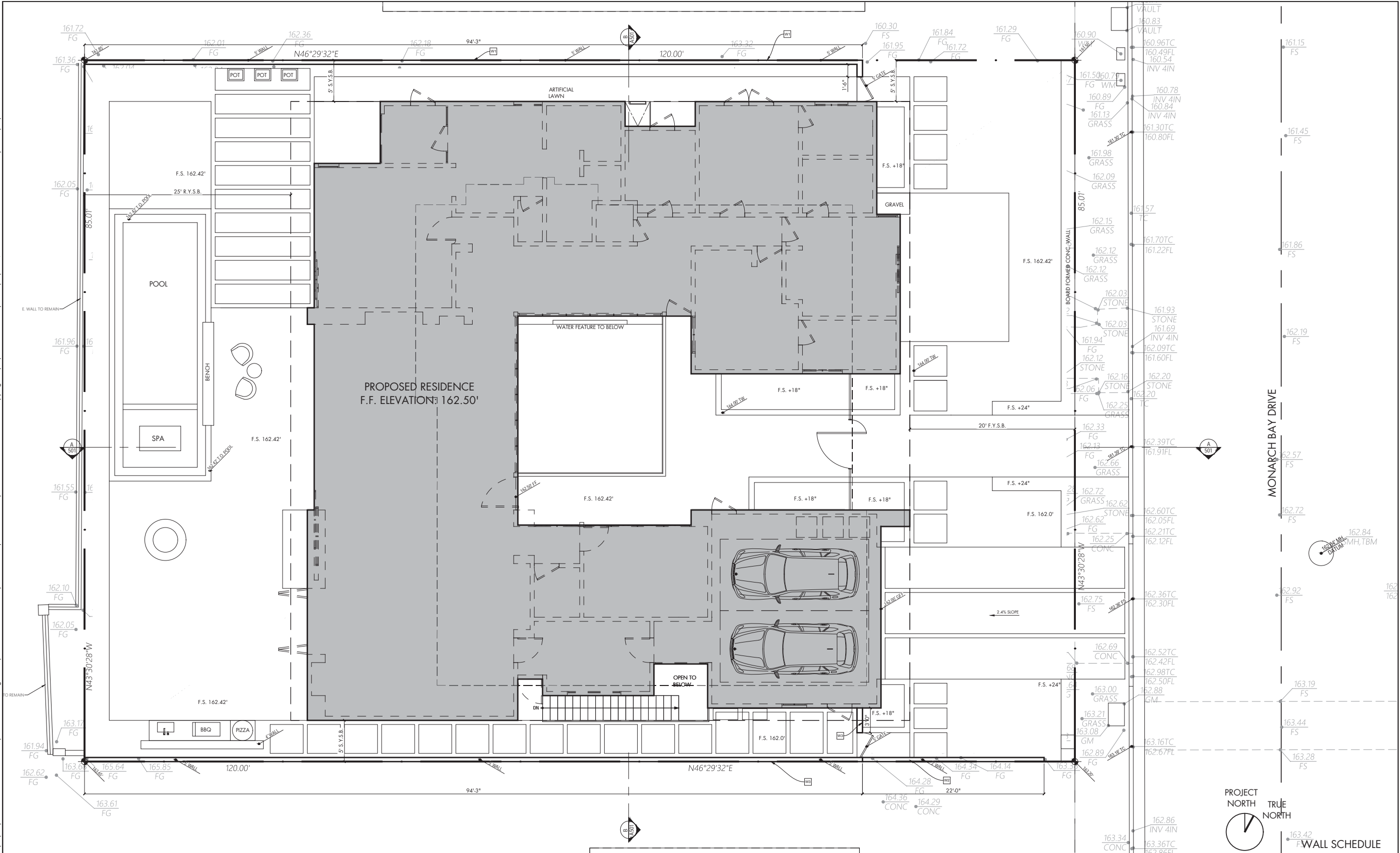


## LEGEND

	PROPOSED STUD WALL
	EXISTING WALL
	SITE WALL/ HARDSCAPE - REFER TO SITE PLAN A1.1
	EXISTING WALL TO DEMO



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WALL SCHEDULE		
WALL	LENGTH	HEIGHT
W1	94'3"	5'0"
W1	1'6"	5'0"
W1 TOTAL	95'9"	5'0"
W2	22'0"	3'0"
W2 TOTAL	22'0"	3'0"
W3	94'3"	5'0"
W3	3'0"	5'0"
W3 TOTAL	97'3"	5'0"

FOUBISTER  
ARCHITECTS

949 - 436 - 2286  
1100 S. COAST HWY. SUITE 300A  
LAGUNA BEACH, C.A.

## MAROUTSOS RESIDENCE

229 MONARCH BAY, DANA POINT, CA, 92629

### REVISION

AREAS:

SCALE  $\frac{3}{16}" = 1'-0"$

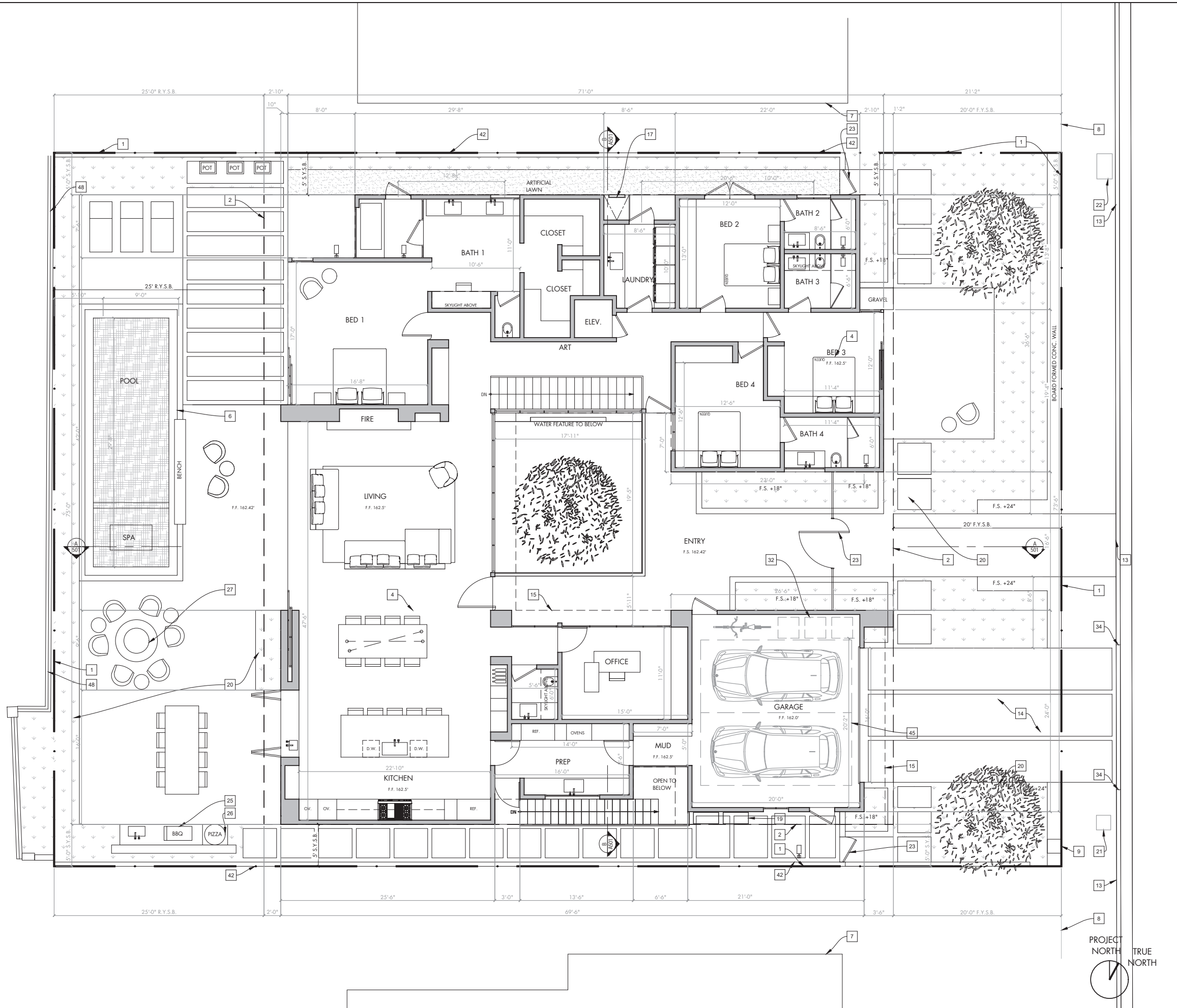
PLOT DATE: 08/03/2021

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SHEET NUMBER

A104

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### FLOOR PLAN - UPPER LEVEL





\*ARCH\* = COLOR AND FINISH SELECTED BY ARCHITECT  
 \*SAMPLE\* = SUBMIT SAMPLE TO DESIGNER PRIOR TO ORDERING OR FABRICATION  
 \*CAB. FAB.\* = DETAIL DESIGN AND CONSTRUCTION BY CABINET FABRICATOR, CONCEPT DESIGN BY INTERIOR DESIGNER  
 \*SHOP\* = SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO ORDERING OR FABRICATION.

1	PROPERTY LINE
2	BUILDING SETBACK
3	BUILDING HEIGHT LIMIT
4	FIXED DATUM / BENCHMARK
5	(E.) SINGLE FAMILY RESIDENCE
6	(N) POOL / SPA
7	ADJACENT BUILDING
8	STREET RIGHT OF WAY
9	(N) MAILBOX LOCATION
10	FS / FG / EG (ABOVE / BELOW / BYD AS OCCURS)
11	(E) GRADE
12	(N) FINISH GRADE / FINISH SURFACE
13	(E) CURB / EDGE OF PAVEMENT
14	(N) DRIVEWAY
15	EDGE OF WALL / ROOF (ABV./ BLW / BYD AS OCCURS)
16	(N) PROPOSED SOLAR AREA (250 SF)
17	ACCESS LADDER TO POOL / MECH. EQUIPMENT BELOW
18	(N) POOL EQUIPMENT, SCREENED IN BASEMENT
19	(N) A/C EQUIPMENT, SCREENED WITH SOUND ATTENUATION
20	(N) PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS
21	(E) GAS METER LOCATION, RELOCATE PER GAS CO.
22	(E) WATER METER (REF. CIVIL & SURVEY DWGS)
23	(N) GATE - 5'-6" TALL, ALUMINUM AND WOOD
24	PROPOSED PANEL, 400 AMP MAX. [MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION] - VERIFY LOCATION W/ POWER CO.
25	(N) BBO, PROVIDE GAS AND ELEC. PER OWNER
26	(N) PIZZA OVEN
27	(N) OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18" A.F.F.
28	(N) STRUCTURAL COLUMN / BEAM PER STRUCTURAL
29	(N) TANKLESS WATER HEATER - VERIFY SIZE REQ'D W/ MFRG.
30	FAU - PROVIDE GAS S/O ELEC. VENTING PER MFRG [CMC 904. 1]
31	SKYLIGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS
32	TRASH STORAGE AREA
33	42" HIGH GUARDRAIL
34	(N) CURB CUT
35	ROOF DRAIN W/ OVERFLOW PER CPC TABLES 11-1 AND 11-2
36	DRAIN LINE, IN WALL/FROM ABV REF. CIVIL DWGS.
37	GAS FIREPLACE -
38	RECESSED CROWN / SHADE TRACK, MOTORIZED W/ REMOTE
39	EXHAUST HOOD PER OWNER / DESIGNER. PROVIDE MIN. RATE 100CFM, A MAX SOUND RATING OR 3 SONE AND DUCTED TO OUTSIDE AIR IS REQ'D REGARDLESS OF TYPE
40	FIREPLACE DIRECT VENT
41	3" X 3" GUTTER, BREAK MIT. PTD. TO MATCH FASCIA
42	(N) 5' STUCCO WALL
43	OUTLINE OF BASEMENT
44	POOL / AC EQUIPMENT AREA SCREENED IN BASEMENT
45	PARKING SPACES 18'-0" X 8'-8"
46	SOLAR PANELS
47	OUTLINE OF OPEN SKYLIGHT
48	(E.) FENCE TO REMAIN

## KEYNOTES

- |         |  |
|---------|--|
| WD-1    | WOOD DECKING - AGED TEAK                 |
| WD-2    | WOOD FLOORING - FRENCH OAK               |
| WD-3    | DARK SHOU SUGI BAN WOOD SIDING           |
| WD-4    | LIGHT WOOD SIDING / GARAGE DOOR          |
| STUC-1  | DOVE GRAY INTEGRAL COLOR SMOOTH STUCCO   |
| STUC-2  | LIMESTONE TILE                           |
| STUC-3  | WHITE BRICK WITH LIME WASH               |
| STUC-4  | TUMBLER ROCK WITH MORTAR WASH            |
| MET-1   | DARK BRONZE BREAK METAL FASCIA           |
| MET-2   | DARK BRONZE ALUM. TO MATCH FASCIA        |
| GRAV-1  | TPO ROOF W/ AGGREGATE - 3"               |
| COMP-1  | TECHO-BLOC PAVERS - GREY                 |
| CONC-2  | BOARD FORM CONCRETE - SEE LANDSCAPE DWGS |
| GLASS-1 | CLEAR GLASS                              |
| GLASS-2 | OPAQUE GLASS                             |
| VEG     | VEGETATION - SEE LANDSCAPE PLANS         |

## MATERIALS

	PROPOSED STUD WALL
	EXISTING WALL
	SITE WALL/ HARDSCAPE - REFER TO SITE PLAN A1.1
	EXISTING WALL TO DEMO

## LEGEND

FOUBISTER  
ARCHITECTS

949 - 436 - 2286  
1100 S. COAST HWY. SUITE 300A  
LAGUNA BEACH, CA.

MAROUTSOS RESIDENCE

2229 MONARCH BAY, DANA POINT, CA, 92629

REVISION

AREAS:

SCALE

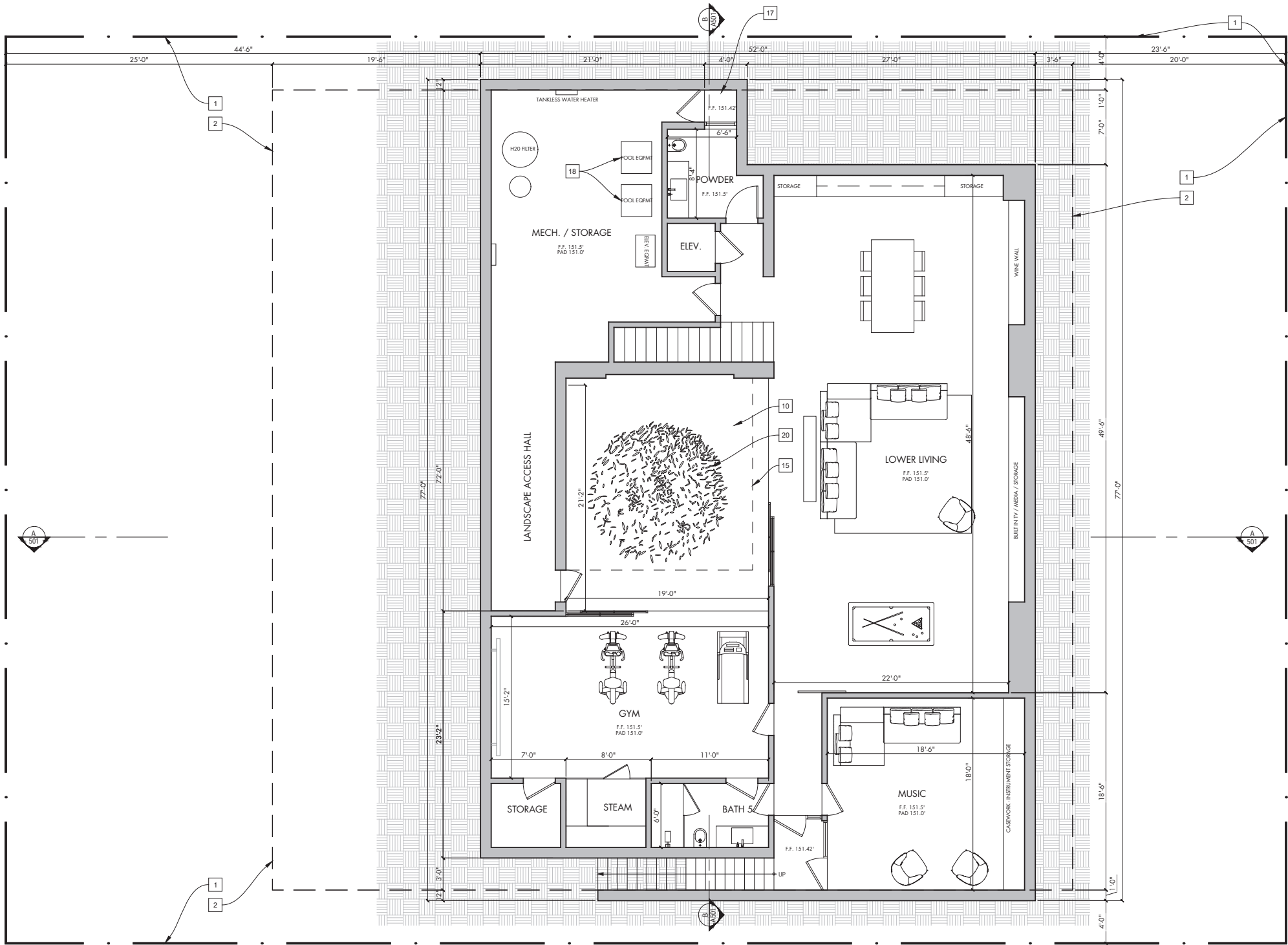
$$\frac{3}{16}'' = 1'-0''$$

PLOT DATE: 08/03/2021

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SHEET NUMBER

# A201



FLOOR PLAN - LOWER LEVEL

*ARCH* = COLOR AND FINISH SELECTED BY ARCHITECT	
*SAMPLE* = SUBMIT SAMPLE TO DESIGNER PRIOR TO ORDERING OR FABRICATION	
*CAB. FAB.* = DETAIL DESIGN AND CONSTRUCTION BY CABINET FABRICATOR, CONCEPT DESIGN BY INTERIOR DESIGNER	
*SHOP* = SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO ORDERING OR FABRICATION.	
1	PROPERTY LINE
2	BUILDING SETBACK
3	BUILDING HEIGHT LIMIT
4	FIXED DATUM / BENCHMARK
5	(E.) SINGLE FAMILY RESIDENCE
6	(N) POOL / SPA
7	ADJACENT BUILDING
8	STREET RIGHT OF WAY
9	(N) MAILBOX LOCATION
10	FS / FG / EG (ABOVE / BELOW / BYD AS OCCURS)
11	(E) GRADE
12	(N) FINISH GRADE / FINISH SURFACE
13	(E) CURB / EDGE OF PAVEMENT
14	(N) DRIVEWAY
15	EDGE OF WALL / ROOF (ABV. / BLW / BYD AS OCCURS)
16	(N) PROPOSED SOLAR AREA (250 SF)
17	ACCESS LADDER TO POOL / MECH. EQUIPMENT BELOW
18	(N) POOL EQUIPMENT, SCREENED IN BASEMENT
19	(N) A/C EQUIPMENT, SCREENED WITH SOUND ATTENUATION
20	(N) PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS
21	(E) GAS METER LOCATION, RELOCATE PER GAS CO.
22	(E) WATER METER (REF. CIVIL & SURVEY DWGS)
23	(N) GATE - 5'-6" TALL, ALUMINUM AND WOOD
24	PROPOSED PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - VERIFY LOCATION W/ POWER CO.
25	(N) BBQ, PROVIDE GAS AND ELEC. PER OWNER
26	(N) PIZZA OVEN
27	(N) OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18" A.F.F.
28	(N) STRUCTURAL COLUMN / BEAM PER STRUCTURAL
29	(N) TANKLESS WATER HEATER - VERIFY SIZE REQ'D W/ MFGR.
30	FAU - PROVIDE GAS S/O ELEC. VENTING PER MFGR (CMC 904. 1)
31	SKYLIGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS
32	TRASH STORAGE AREA
33	42" HIGH GUARDRAIL
34	(N) CURB CUT
35	ROOF DRAIN W/ OVERFLOW PER CPC TABLES 11-1 AND 11-2
36	DRAIN LINE, IN WALL/FROM ABV REF. CIVIL DWGS.
37	GAS FIREPLACE -
38	RECESSED CURTAIN / SHADE TRACK, MOTORIZED W/ REMOTE
39	EXHAUST HOOD PER OWNER / DESIGNER, PROVIDE MIN. RATE 100CFM, A MAX SOUND RATING OR 3 SONE AND DUCTED TO OUTSIDE AIR IS REQ'D REGARDLESS OF TYPE
40	FIREPLACE DIRECT VENT
41	3" X 3" GUTTER, BREAK MTL PTD. TO MATCH FASCIA
42	(N) 5" STUCCO WALL
43	OUTLINE OF BASEMENT
44	POOL / AC EQUIPMENT AREA SCREENED IN BASEMENT
45	PARKING SPACES 18'-0" X 8'-8"
46	SOLAR PANELS
47	OUTLINE OF OPEN SKYLIGHT
48	(E.) FENCE TO REMAIN

KEYNOTES

- WOOD DECKING - AGED TEAK
- WOOD FLOORING - FRENCH OAK
- DARK SHOU SUGI BAN WOOD SIDING
- LIGHT WOOD SIDING / GARAGE DOOR
- DOVE GRAY INTEGRAL COLOR SMOOTH STUCCO
- LIMESTONE TILE
- WHITE BRICK WITH LIME WASH
- TUMBLER ROCK WITH MORTAR WASH
- DARK BRONZE BREAK METAL FASCIA
- DARK BRONZE ALUM. TO MATCH FASCIA
- TPO ROOF W/ AGGREGATE - 3/8"
- TECHO-BLOC PAVERS - GREY
- BOARD FORM CONCRETE - SEE LANDSCAPE DWGS
- CLEAR GLASS
- OPAQUE GLASS
- VEGETATION - SEE LANDSCAPE PLANS

MATERIALS

- PROPOSED STUD WALL
- EXISTING WALL
- SITE WALL/ HARDSCAPE - REFER TO SITE PLAN A1.1
- EXISTING WALL TO DEMO

LEGEND



FOUBISTER  
ARCHITECTS

949 - 436 - 2286  
1100 S. COAST HWY. SUITE 300A  
LAGUNA BEACH, CA.

MAROUTSOS RESIDENCE  
229 MONARCH BAY, DANA POINT, CA, 92629

REVISION:

AREAS:

SCALE

3/16" = 1'-0"

PLOT DATE:

08/03/2021

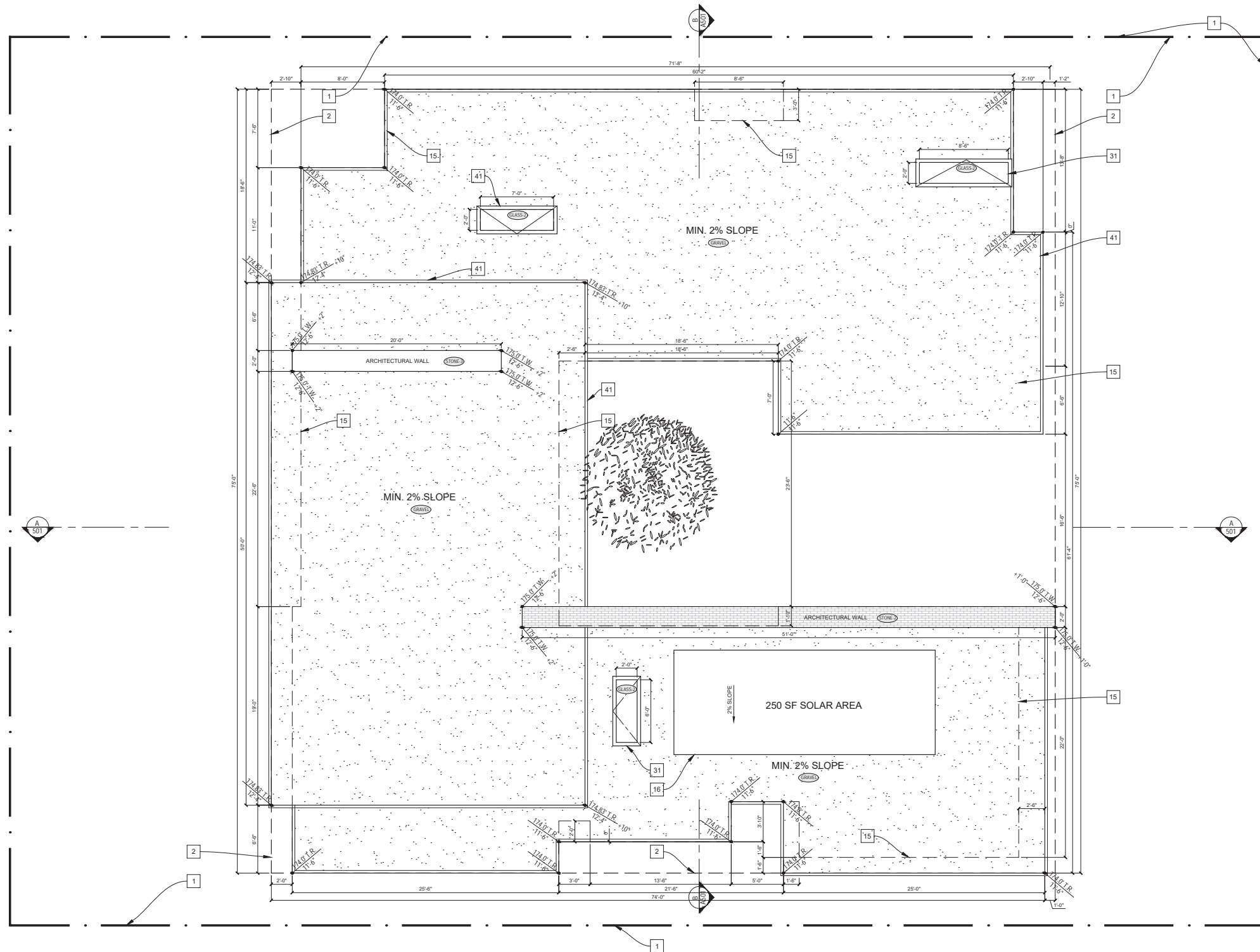
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SHEET NUMBER

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1. ROOF VENTS SHALL BE COLORED TO MATCH ROOFING MATERIAL.
2. ALL DOWN SPOUTS TO BE IN-WALL
3. SKYLIGHTS ARE 1'-4" ABOVE ROOF WHEN OPEN







### ROOF PLAN

"SAMPLE" - COLOR AND FINISH SELECTED BY ARCHITECT "SAMPLE" - SUBMIT SAMPLE TO DESIGNER PRIOR TO ORDERING OR FABRICATION "CAB. FAB." - DETAIL DESIGN AND CONSTRUCTION BY CABINET FABRICATOR, CONCEPT DESIGN BY INTERIOR DESIGNER "SHOP" - SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO ORDERING OR FABRICATION	
1	PROPERTY LINE
2	BUILDING SETBACK
3	BUILDING HEIGHT LIMIT
4	FIXED DATUM / BENCHMARK
5	[E] SINGLE FAMILY RESIDENCE
6	[N] POOL / SPA
7	ADJACENT BUILDING
8	STREET RIGHT OF WAY
9	[N] MAILBOX LOCATION
10	FS / FG / EG (ABOVE / BELOW / BYD AS OCCURS)
11	[E] GRADE
12	[N] FINISH GRADE / FINISH SURFACE
13	[E] CURB / EDGE OF PAVEMENT
14	[N] DRIVEWAY
15	EDGE OF WALL / ROOF (ABV. / BLW / BYD AS OCCURS)
16	[N] PROPOSED SOLAR AREA (250 SF)
17	ACCESS LADDER TO POOL / MECH. EQUIPMENT BELOW
18	[N] POOL EQUIPMENT, SCREENED IN BASEMENT
19	[N] A/C EQUIPMENT, SCREENED WITH SOUND ATTENUATION
20	[N] PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS
21	[E] GAS METER LOCATION, RELOCATE PER GAS CO.
22	[E] WATER METER (REF. CIVIL & SURVEY DWGS)
23	[N] GATE - 5'-6" TALL ALUMINUM AND WOOD PROPOSED PANEL, 400 AMP MAX. [MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION] - VERIFY LOCATION W/ POWER CO.
25	[N] BBQ, PROVIDE GAS AND ELEC. PER OWNER
26	[N] PIZZA OVEN
27	[N] OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18" A.F.F.
28	[N] STRUCTURAL COLUMN / BEAM PER STRUCTURAL
29	[N] TANKLESS WATER HEATER - VERIFY SIZE REQ'D W/ MFGR.
30	FAU - PROVIDE GAS S/O ELEC. VENTING PER MFGR [CMC 904. 1]
31	SKYLIGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS
32	TRASH STORAGE AREA
33	42" HIGH GUARDRAIL
34	[N] CURB CUT
35	ROOF DRAIN W/ OVERFLOW PER CPC TABLES 11-1 AND 11-2
36	DRAIN LINE, IN WALL/FROM ABV REF. CIVIL DWGS.
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47	OUTLINE OF OPEN SKYLIGHT
48	[E] FENCE TO REMAIN

## KEYNOTES

- (WOOD-1)** WOOD DECKING - AGED TEAK
- (WOOD-2)** WOOD FLOORING - FRENCH OAK
- (WOOD-3)** DARK SHOU SHU BURN WOOD SIDING
- (WOOD-4)** LIGHT WOOD SUGI / GARAGE DOOR
- (STUCCO-1)** DOVE GRAY INTEGRAL COLOR SMOOTH STUCCO
- (STONE-1)** LIMESTONE TILE
- (STONE-2)** WHITE BRICK WITH LIME WASH
- (STONE-3)** TUMBLED ROCK WITH MORTAR WASH
- (METL-1)** DARK BRONZE BREAK METAL FASCIA
- (METL-2)** DARK BRONZE ALUM. TO MATCH FASCIA
- (GRAVEL-1)** TPO ROOF W/ AGGREGATE  $\frac{3}{4}$ "
- (CONC-1)** TECHO-BLOC PAVERS - GREY
- (CONC-2)** BOARD FORM CONCRETE - SEE LANDSCAPE DWGS
- (GLASS-1)** CLEAR GLASS
- (GLASS-2)** OPAQUE GLASS
- (VEG)** VEGETATION - SEE LANDSCAPE PLANS

## MATERIALS

	PROPOSED STUD WALL
	EXISTING WALL
	SITE WALL/ HARDSCAPE - REFER TO SITE PLAN A1.1
	EXISTING WALL TO DEMO

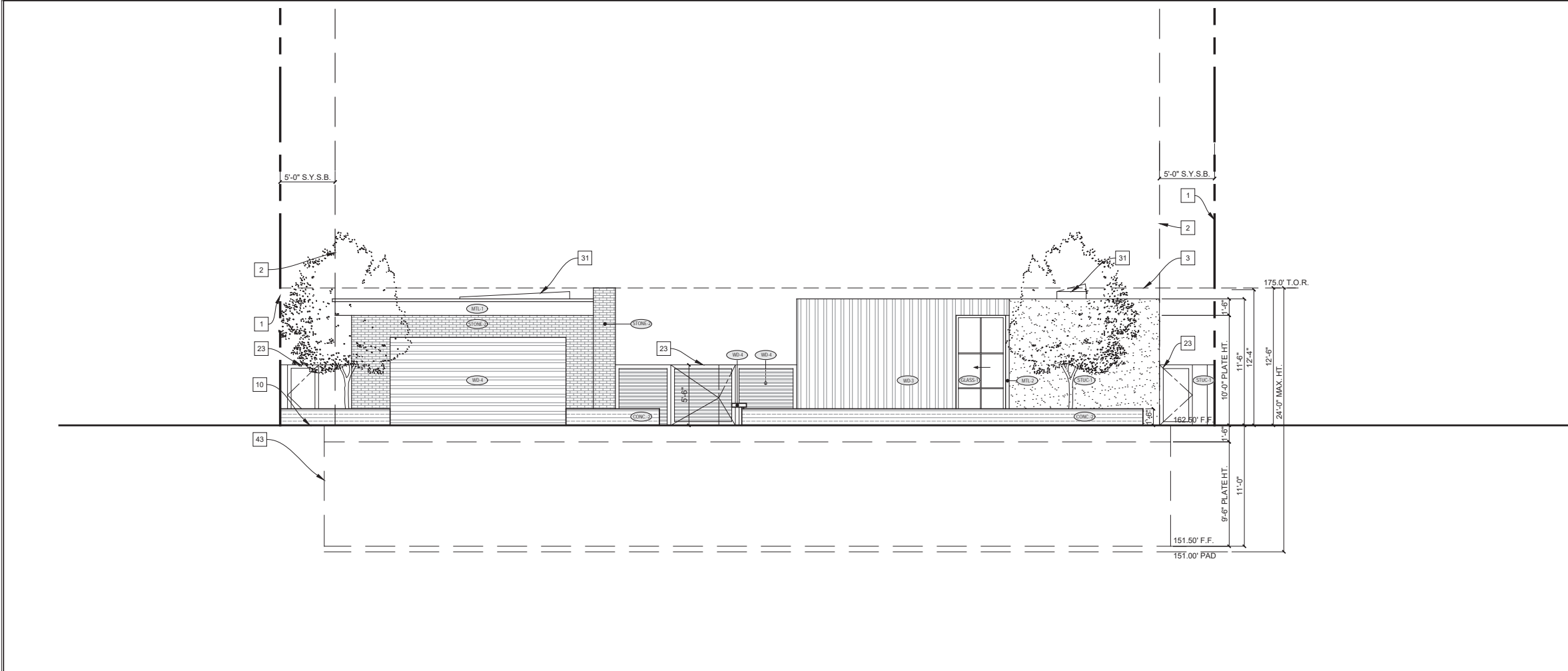
## LEGEND

FOUBISTER  
ARCHITECTS

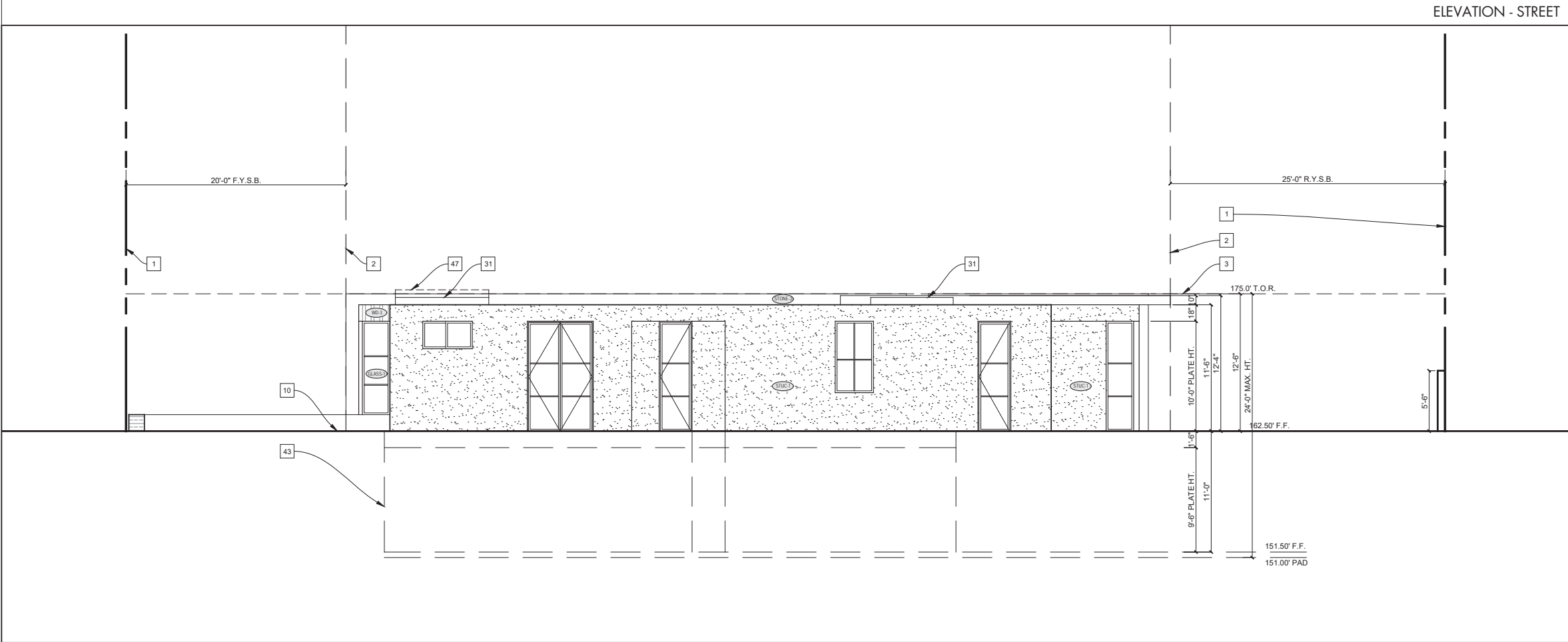
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229 MONARCH BAY, DANA POINT, CA, 92629

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6	(N) POOL / SPA
7	ADJACENT BUILDING
8	STREET RIGHT OF WAY
9	(N) MAILBOX LOCATION
10	FS / FG / EG (ABOVE / BELOW / BYD AS OCCURS)
11	(E) GRADE
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16	(N) PROPOSED SOLAR AREA (250 SF)
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21	(E) GAS METER LOCATION, RELOCATE PER GAS CO.
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23	(N) GATE - 5'-6" TALL, ALUMINUM AND WOOD PROPOSED PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - VERIFY LOCATION W/ POWER CO.
25	(N) BBQ, PROVIDE GAS AND ELEC. PER OWNER
26	(N) PIZZA OVEN
27	(N) OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18" A.F.F.
28	(N) STRUCTURAL COLUMN / BEAM PER STRUCTURAL
29	(N) TANKLESS WATER HEATER - VERIFY SIZE REQ'D W/ MFGR.
30	FAU - PROVIDE GAS S/O ELEC. VENTING PER MFGR (CMC 904. 1)
31	SKYLIGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS
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34	(N) CURB CUT
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36	DRAIN LINE, IN WALL/FROM ABV REF. CIVIL DWGS.
37	GAS FIREPLACE -
38	RECESSED CURTAIN / SHADE TRACK, MOTORIZED W/ REMOTE
39	EXHAUST HOOD PER OWNER / DESIGNER. PROVIDE MIN. RATE 100CFM, A MAX SOUND RATING OR 3 SONE AND DUCTED TO OUTSIDE AIR IS REQ'D REGARDLESS OF TYPE
40	FIREPLACE DIRECT VENT
41	3" X 3" CUTTER, BREAK MTL PTD. TO MATCH FASCIA
42	(N) 5' STUCCO WALL
43	OUTLINE OF BASEMENT
44	POOL / AC EQUIPMENT AREA SCREENED IN BASEMENT
45	PARKING SPACES 18'-0" X 8'-8"
46	SOLAR PANELS
47	OUTLINE OF OPEN SKYLIGHT
48	(E.) FENCE TO REMAIN



KEYNOTES	
(WD-1)	WOOD DECKING - AGED TEAK
(WD-2)	WOOD FLOORING - FRENCH OAK
(WD-3)	DARK SHOU SUGI BAN WOOD SIDING
(WD-4)	LIGHT WOOD SIDING / GARAGE DOOR
(STUC)	DOVE GRAY INTEGRAL COLOR SMOOTH STUCCO
(STONE)	LIMESTONE TILE
(STONE)	WHITE BRICK WITH LIME WASH
(STONE)	TUMBLED ROCK WITH MORTAR WASH
(MTL-1)	DARK BRONZE BREAK METAL FASCIA
(MTL-2)	DARK BRONZE ALUM. TO MATCH FASCIA
(GRAVEL)	TPO ROOF W/ AGGREGATE - 3/8"
(CONC)	TECHO-BLOC PAVERS - GREY
(CONC)	BOARD FORM CONCRETE - SEE LANDSCAPE DWGS
(GLASS)	CLEAR GLASS
(GLASS)	OPAQUE GLASS
(VEG)	VEGETATION - SEE LANDSCAPE PLANS
MATERIALS	
	PROPOSED STUD WALL
	EXISTING WALL
	SITE WALL/ HARDSCAPE - REFER TO SITE PLAN A1.1
	EXISTING WALL TO DEMO
LEGEND	



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949 - 436 - 2286  
1100 S. COAST HWY, SUITE 300A  
LAGUNA BEACH, CA.

MAROUTSOS RESIDENCE  
229 MONARCH BAY, DANA POINT, CA, 92629

REVISION:

AREAS:

SCALE  
 $\frac{3}{16}" = 1'-0"$

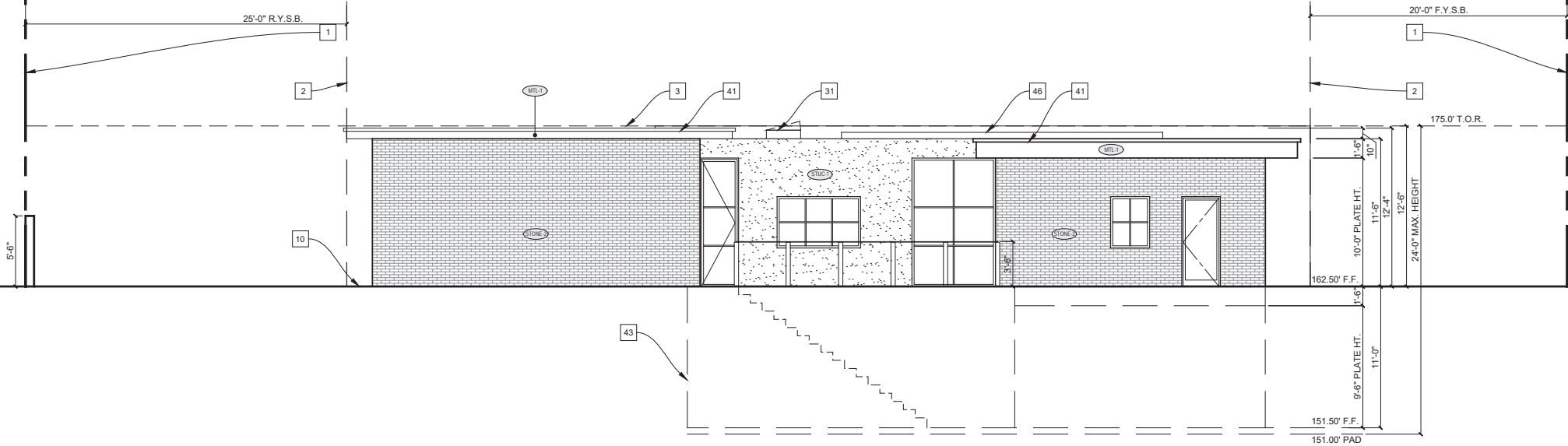
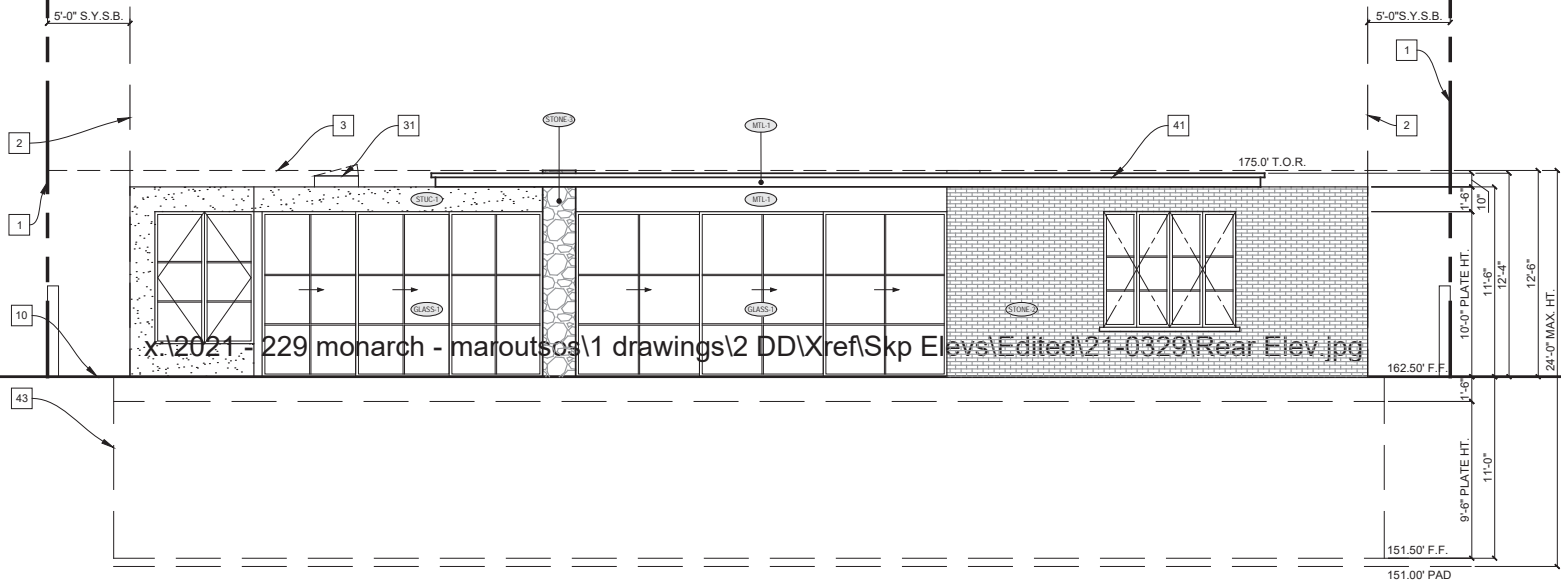
PLOT DATE:  
08/03/2021

DRAWN BY  
RF

SHEET NUMBER

A401

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<small>* COLOR AND FINISH SELECTED BY ARCHITECT</small> <small>* SAMPLE - SUBMIT SAMPLE TO DESIGNER PRIOR TO ORDERING OR FABRICATION</small> <small>* CAB. FAB. - DETAIL SPEC'S AND CONSTRUCTION BY CABINET FABRICATOR. CONCEPT DESIGN BY INTERIOR DESIGNER</small> <small>* SHOP - SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO ORDERING OR FABRICATION.</small>	
1	PROPERTY LINE
2	BUILDING SETBACK
3	BUILDING HEIGHT LIMIT
4	FIXED DATUM / BENCHMARK
5	[E.] SINGLE FAMILY RESIDENCE
6	[N] POOL / SPA
7	ADJACENT BUILDING
8	STREET RIGHT OF WAY
9	[N] MAILBOX LOCATION
10	FS / FG / EG (ABOVE / BELOW / BYD AS OCCURS)
11	[E] GRADE
12	[N] FINISH GRADE / FINISH SURFACE
13	[E] CURB / EDGE OF PAVEMENT
14	[N] DRIVEWAY
15	EDGE OF WALL / ROOF (ABV. / BLW / BYD AS OCCURS)
16	[N] PROPOSED SOLAR AREA (250 SF)
17	ACCESS LADDER TO POOL / MECH. EQUIPMENT BELOW
18	[N] POOL EQUIPMENT, SCREENED IN BASEMENT
19	[N] A/C EQUIPMENT, SCREENED WITH SOUND ATTENUATION
20	[N] PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS
21	[E] GAS METER LOCATION, RELOCATE PER GAS CO.
22	[E] WATER METER (REF. CIVIL & SURVEY DWGS)
23	[N] GATE - 5'-6" TALL, ALUMINUM AND WOOD
24	PROPOSED PANEL, 400 AMP MAX. [MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION] - VERIFY LOCATION W/ POWER CO.
25	[N] BBQ, PROVIDE GAS AND ELEC. PER OWNER
26	[N] PIZZA OVEN
27	[N] OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18" A.F.F.
28	[N] STRUCTURAL COLUMN / BEAM PER STRUCTURAL
29	[N] TANKLESS WATER HEATER - VERIFY SIZE REQ'D W/ MFGR.
30	FAU - PROVIDE GAS S/YO ELEC. VENTING PER MFGR [CMC 904. 1]
31	SKYLIGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS
32	TRASH STORAGE AREA
33	42" HIGH GUARDRAIL
34	[N] CURB CUT
35	ROOF DRAIN W/ OVERFLOW PER CPC TABLES 11-1 AND 11-2
36	DRAIN LINE, IN WALL/FROM ABV REF. CIVIL DWGS.
37	GAS FIREPLACE -
38	RECESSED CURTAIN / SHADE TRACK, MOTORIZED W/ REMOTE
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(METL1)	DARK BRONZE BREAK METAL FASCIA
(METL2)	DARK BRONZE ALUM. TO MATCH FASCIA
(GRAVEL)	TOP ROOF W/ AGGREGATE - 3"
(CONC1)	TECHO-BLOC PAVERS - GRAY
(CONC2)	BOARD FORM CONCRETE - SEE LANDSCAPE DWGS
(GLASS1)	CLEAR GLASS
(GLASS2)	OPAQUE GLASS
(VEG)	VEGETATION - SEE LANDSCAPE PLANS

The diagram shows a cross-section of a wall. On the left, a thick grey line represents the 'EXISTING WALL'. To its right, a thinner grey line represents the 'PROPOSED STUD WALL'. Below these lines, there are three horizontal lines representing the 'EXISTING WALL TO DEMO'. To the right of the 'PROPOSED STUD WALL', there is a section labeled 'SITE WALL / HARDSCAPE - REFER TO SITE PLAN A1.1'. Below this section, there are three horizontal lines representing the 'EXISTING WALL TO DEMO'.

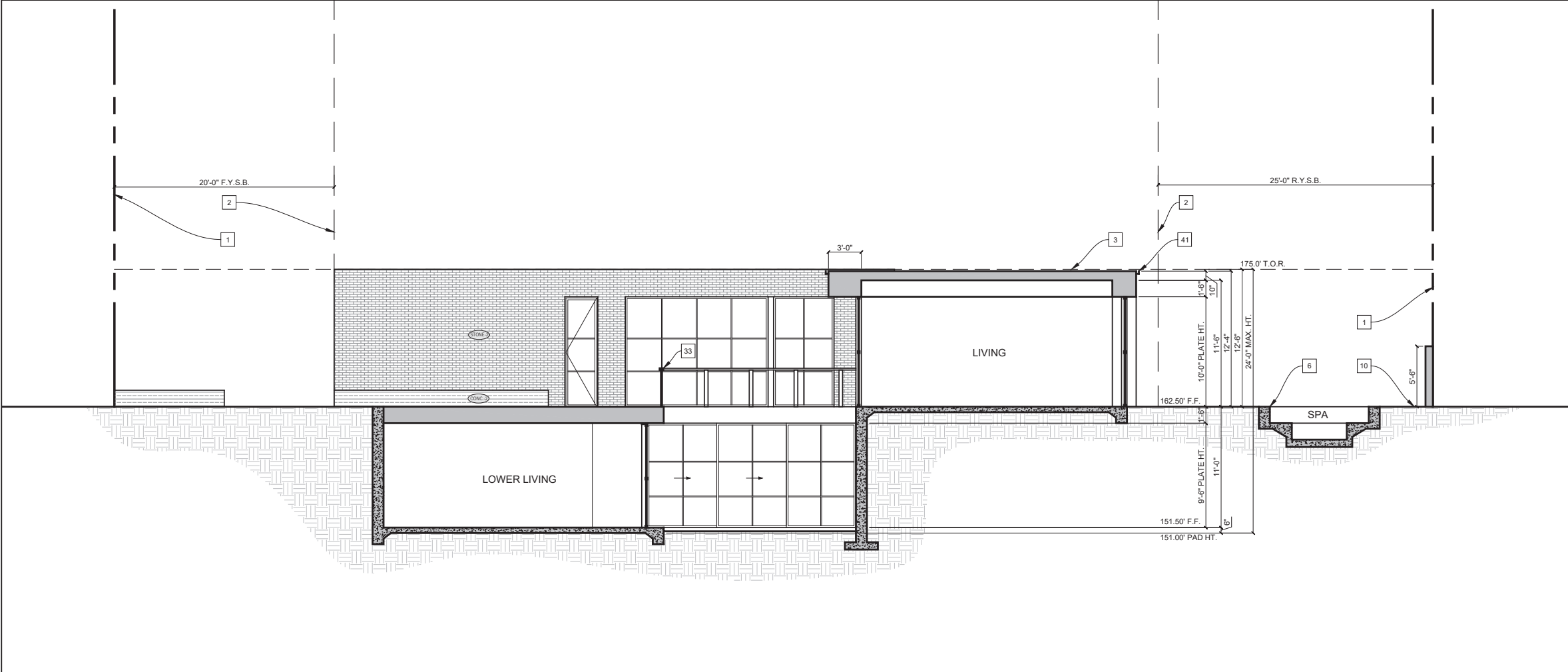
LEGEND

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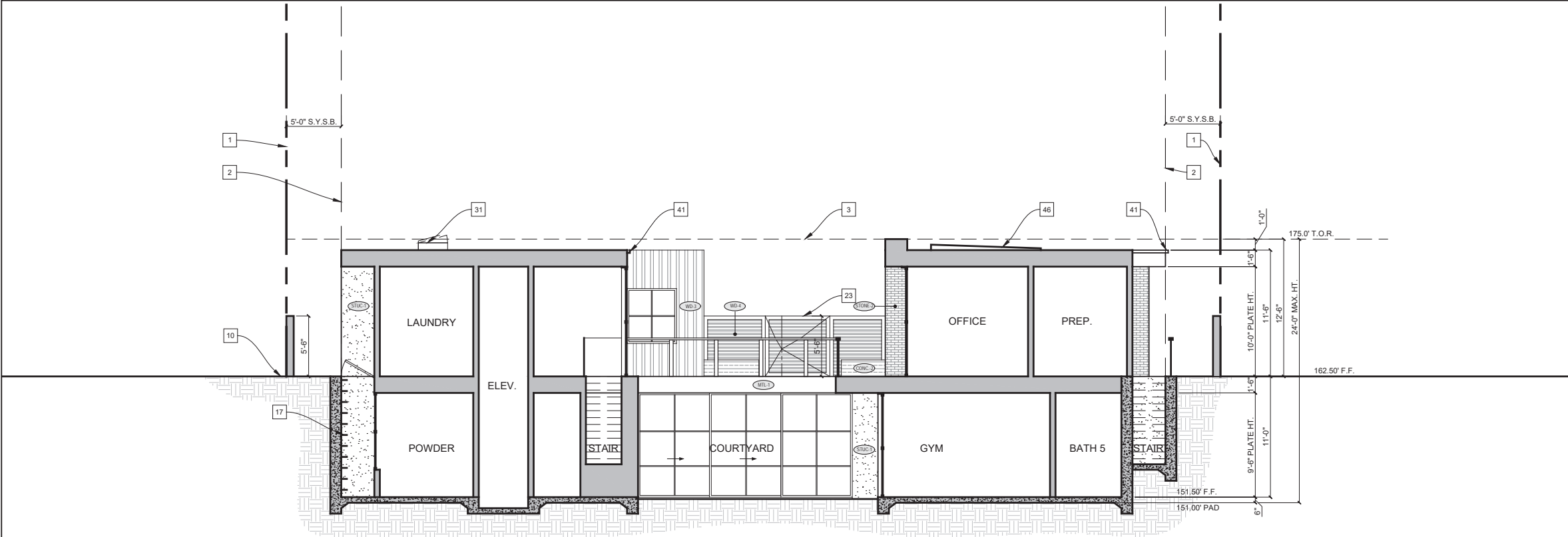
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SECTION A



SECTION B

<p>*ARCH* = COLOR AND FINISH SELECTED BY ARCHITECT *SAMPLE* = SUBMIT SAMPLE TO DESIGNER PRIOR TO ORDERING OR FABRICATION *CAB. FAB.* = DETAIL DESIGN AND CONSTRUCTION BY CABINET FABRICATOR, CONCEPT DESIGN BY INTERIOR DESIGNER. *SHOP* = SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO ORDERING OR FABRICATION.</p> <table><tr><td>1</td><td>PROPERTY LINE</td></tr><tr><td>2</td><td>BUILDING SETBACK</td></tr><tr><td>3</td><td>BUILDING HEIGHT LIMIT</td></tr><tr><td>4</td><td>FIXED DATUM / BENCHMARK</td></tr><tr><td>5</td><td>(E.) 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FOUBISTER  
ARCHITECTS

949 - 436 - 2286  
1100 S. COAST HWY. SUITE 300A  
LAGUNA BEACH, CA.

MAROUTSOS RESIDENCE  
229 MONARCH BAY, DANA POINT, CA, 92629

REVISION:

AREAS:

SCALE

$\frac{3}{16}" = 1'-0"$

PLOT DATE:

08/03/2021

DRAWN BY:

RF

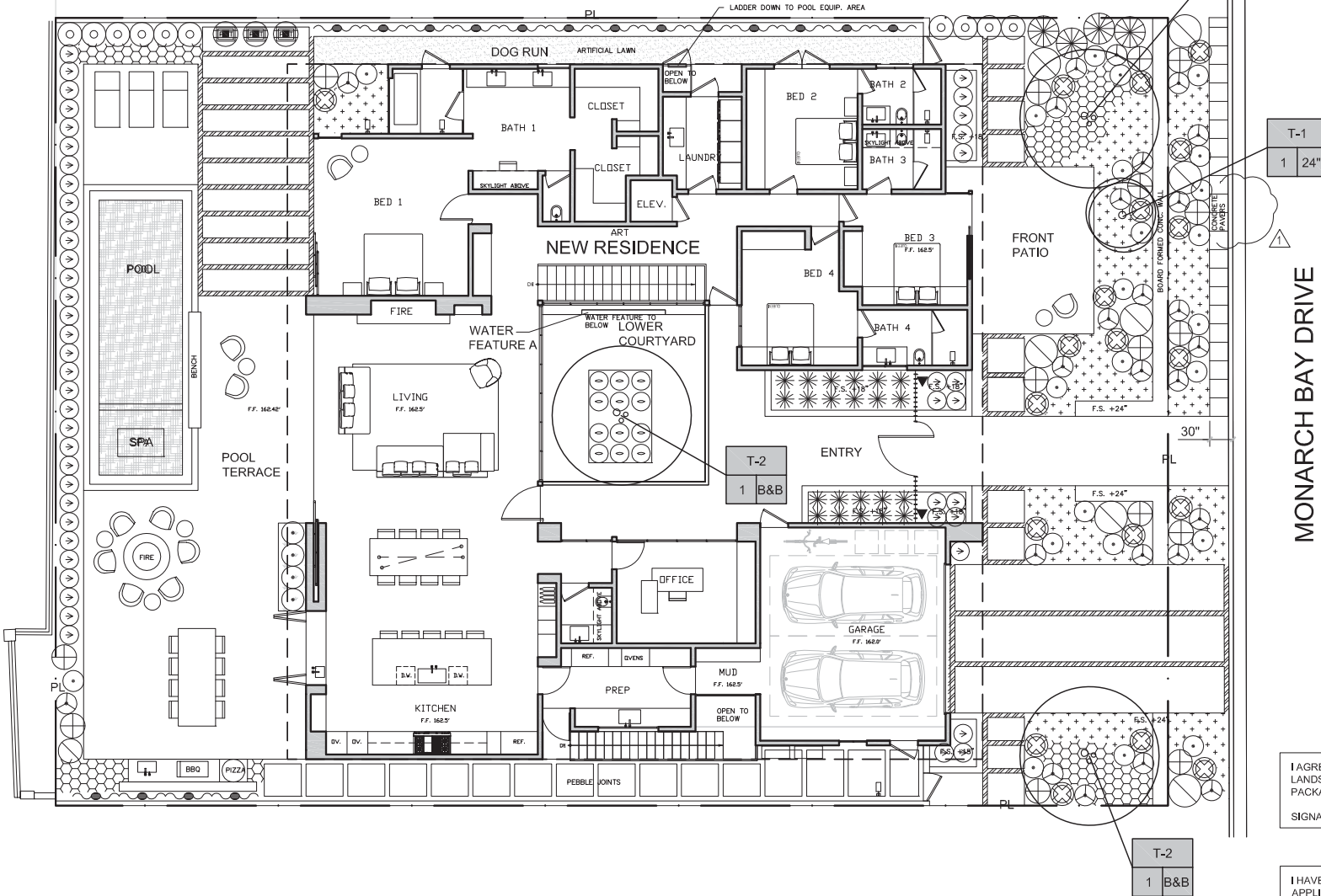
SHEET NUMBER

A501

PLANT NOTES

1. CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND DRAWINGS TO VERIFY EXISTING LOCATIONS OF PROPERTY LINES, UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF THESE UTILITIES, PIPES, OR STRUCTURES IF PROPER VERIFICATION BY CONTRACTOR WAS NOT PERFORMED.
2. DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
3. OBTAIN APPROVAL OF FINAL GRADE CERTIFICATION FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BEGINNING PLANTING OPERATIONS THAT CERTIFIES THAT ROUGH GRADES ARE WITHIN 1/10TH OF AN INCH FROM SPECIFIED GRADES. ENSURE THAT FINISH GRADE ELEVATIONS OF PLANTING AREAS ARE SET TO THE PROPER ELEVATIONS RELATIVE TO THE FINISH SURFACES OF PAVING, UTILITY COVERS, AND CURBS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AND SQUARE FOOTAGES.
5. WHERE DIMENSIONS ARE CALLED 'EQ,' ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES. OTHERWISE, DIMENSIONS TO CENTER LINES ARE INDICATED.
6. PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
7. ALIGN AND EQUALLY SPACE, IN ALL DIRECTIONS, ALL SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
8. TRIANGULAR SPACE GROUND COVERS AND SHRUBS, UNLESS INDICATED OTHERWISE ON DRAWINGS-REFER TO PLANTING DETAILS.
9. ALL SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED TO BE IN A HEALTHY AND FLOURISHING CONDITION FOR 90 DAYS AND ALL TREES SHALL BE GUARANTEED TO BE IN A HEALTHY AND FLOURISHING CONDITION FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE PER THE SPECIFICATIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
10. FURNISH COPIES OF ALL DELIVERY SLIPS OF SPECIFIED AMENDMENTS TO LANDSCAPE ARCHITECT UPON DELIVERY OF MATERIAL TO THE SITE.
11. FURNISH PLANT MATERIAL FREE OF PESTS, POOR CONDITION, OR DISEASE, INCLUDING PRE-SELECTED OR "TAGGED" PLANT MATERIAL PROVIDED BY OWNER'S AUTHORIZED REPRESENTATIVE.
12. FINISH GRADES OF ALL TURF AREAS SHALL BE 1" AND SHRUB AREAS SHALL BE 2" BELOW ADJACENT CURB, PAVEMENT, OR HEADER.

13. TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS AT PLACE OF GROWTH.. ENSURE THAT TOP OF TREE ROOTBALLS ARE SET 2" ABOVE FINISH GRADE AND SHRUB ROOTBALLS ARE SET 1" ABOVE FINISH GRADE.
14. PLANT MATERIAL, ( I.E. TREES, SHRUBS, VINES, ESPALIERS, AND GROUNDCOVERS) , MUST BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PLANT MATERIAL INSTALLED WITHOUT OWNER'S AUTHORIZED REPRESENTATIVE'S APPROVAL MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH RELATED COSTS BORNE BY CONTRACTOR.
15. FINAL LOCATIONS OF PLANT MATERIALS ARE SUBJECT TO APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PERFORM THE FOLLOWING BEFORE BEGINNING PLANTING PIT EXCAVATION: SHRUBS, PLACE IN CONTAINERS ON-SITE IN "FINAL" LOCATIONS, TREES-STAKE OR FLAG CENTERPOINT OF TREE, CONTAINER POTS-LOCATE POTS PRIOR TO PLANTING.
16. PROVIDE A REPRESENTATIVE EXAMPLE OF A TYPICAL TREE STAKING AND GUYING (IF ANY) INSTALLATION FOR OWNER'S AUTHORIZED REPRESENTATIVE REVIEW BEFORE PERFORMING TREE STAKING AND GUYING (IF ANY) OPERATIONS-REFER TO PLANTING DETAILS.
17. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
18. KEEP TURF 3' CLEAR OF TREE TRUNKS UNLESS OTHERWISE SPECIFIED. APPLY WOOD MULCH IN THIS AREA.
19. A MINIMUM 3' LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, OR WHERE PEBBLE OR GRAVEL IS SPECIFIED
20. DO NOT PLANT TREES CLOSER THAN 5 FEET TO FIXED EDGE SUCH AS SIDEWALKS AND WALLS, UNLESS INDICATED OTHERWISE ON DRAWINGS.
21. ENSURE THAT TURF AREAS ARE SEPARATED FROM GROUNDCOVERS AND SHRUB AREAS WITH SPECIFIED EDGING- REFER TO DRAWINGS.
22. THE CONTRACTOR SHALL COLLECT A MINIMUM OF FOUR SOIL SAMPLES FOR AGRICULTURAL SUITABILITY TESTING. TEST LOCATIONS TO BE REVIEWED WITH LANDSCAPE ARCHITECT. TESTING SHALL BE UNDERTAKEN BY GARN WALLACE, WALLACE LABS, EL SEGUNDO (310) 615-0116. THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS FROM SOIL TESTING LABRATORY.
23. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL.
24. RECIRCULATED WATER SHALL BE UTILIZED FOR ALL WATER FEATURES.



PLANT LEGEND

TREES:					
	SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WULCOL WATER USE
T-1		CITRUS 'MEYER IMPROVED' OR 'BEARRS LIME'	MEYER IMPORVED LEMON OR BEARRS LIME	24" BOX DWARF ROOTSTOCK	MODERATE
T-2		OLEA EUROPAEA	OLIVE ( FIELD GROWN)	8&B 5' X5' X 30" ROOT BALL 16" HIGH X 12" WIDE	LOW

SHRUBS:					
	SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WULCOL WATER USE
		ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GALLON	MODERATE
		CHONDROPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE REED	5 GALLON	LOW
		ELAEAGNUS PUNGENS 'FRUITLANDI'	FRUITLAND SILVERBERRY	15 GALLON	LOW
		KALENCHOE BEHARENSIS 'BROWN DWARF'	DWARF VELVET ELEPHANT EAR	5 GALLON	LOW
		LIGUSTRUM JAPONICUM TEXANUM'	TEXAS PRIVET	15 GALLON	MODERATE
		OLEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	15 GALLON	LOW
		PENNISETUM ORIENTALE	CHINESE FOUNTAIN GRASS	1 GALLON	LOW
		PITTOSPORUM CRASSIFOLIUM 'NANA'	DWARF KARO	5 GALLON	LOW
		WESTRINGIA FRUTICOSA	COAST ROSEMARY	15 GALLON	LOW
		WESTRINGIA 'GREY BOX'	GREY BOX COAST ROSEMARY	5 GALLON	LOW
		WESTRINGIA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	5 GALLON	LOW

GROUND COVERS:					
	SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WULCOL WATER USE
		SYNAugustine 547	ARTIFICIAL LAWN	ROLLS	N/A
		DYMONDIA MARGARETAE	SILVER CARPET	PLUGS @ 6" O.C.	LOW
		HELICHRYSUM PETIOLARE	LICORICE PLANT	1 GALLON @18" O.C.	LOW
		ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GALLON@30" O.C.	LOW

VINES AND ESPALIER:					
	SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WULCOL WATER USE
		SOLANDRA MAXIMA	CUP OF GOLD	15 GALLON, STAKED	MODERATE
		TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	15 GALLON ESPALIER ON RACK	MODERATE

IRRIGATED PLANTING AREA:

WITHIN PROPERTY	1,900 SF
IN STREET RIGHT OF WAY	290 SF
TOTAL:	2,190 SF
LOT AREA:	10,201 SF
PERCENT PLANTED:	21.47%

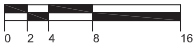
SHEET LEGEND

SHEET	DESCRIPTION
L-2,0	PLANTING PLAN
L-3,0	IRRIGATION DESIGN PLAN
L-4,0	LANDSCAPE LIGHTING PLAN
LW-1	LANDSCAPE WORKSHEET

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.

SIGNATURE *Michael D. Wilkes* DATE JUNE 7, 2021

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN



These drawings and specifications are the property and copyright of M.D. Wilkes Design + Consulting and shall not be used on any other work. None of the concepts, ideas, designs, plans and details shall be used by any person firm or corporation for any purpose whatsoever without the expressed written consent of M.D. Wilkes Design + Consulting. The owner shall be permitted to retain copies of this project for information and reference purposes only. Written dimensions shall take preference over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of M.D. Wilkes Design + Consulting prior to the commencement of any work.

REVISIONS:

△ HOA REVISIONS 2021 0803

BUILDING AND SAFETY PLAN REVIEW

MAROUTSOS RESIDENCE

229 MONARCH BAY  
DANA POINT, CA 92629

M. D. Wilkes Design and Consulting

690 Thalia Street

Laguna Beach, CA 92651

wilkesdtr@hotmail.com

SHEET TITLE:  
PRELIMINARY  
PLANTING  
PLAN

PLOT DATE: 2021 0803

SCALE: 1/8" = 1'-0"

SHEET:

L-2.0

